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BOOK 1099 PAGE 177

GREENVILLE, S. C.

BOOK 72 PAGE 308

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Mortgage Deed - South Carolina - Jim Walter Corporation

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

WHEREAS, Goldie S. Bradshaw and Lucille M. Bradshaw, his wife,

hereinafter called the Mortgagor, are well and truly indebted to JIM WALTER CORPORATION, hereinafter called the Mortgagee, in the full and just sum of Seven Thousand Seven Hundred Forty Seven and 25/100 Dollars, evidenced by a certain promissory note in writing of even date herewith, which note is made a part hereof and herein incorporated by reference.

to keep the obligations secured hereunder against all loss or damage by fire, windstorm, tornado and water damage, to keep the Mortgagee policies with standard than the principal amount of the note aforesaid against all loss or damage by fire, windstorm, tornado and water damage, to keep said premises and all improvements thereon in first class condition and the Mortgagee, with loss, if any, payable to the Mortgagee as his interest may appear; to deposit with the Mortgagee policies with standard mortgage clause, without contribution, evidencing such insurance; to keep said premises and all improvements thereon in first class condition and Mortgagee is authorized to collect repair. In case of loss, Mortgagee in hereby authorized to adjust and settle any claim under any such policy and Mortgagee is authorized to collect and receipt for any such insurance money and to apply the same, at Mortgagee's option, in reduction of the indebtedness hereby secured, whether due or not, or to allow Mortgagor to use such insurance money, or any part thereof, in repairing the damage or restoring the improvements or other property without affecting the lien hereof for the full amount secured hereby.

It is further covenanted that Mortgagee may (but shall not be obligated so to do) advance moneys that should have been paid by Mortgagor hereunder in order to protect the lien or security hereof, and Mortgagor agrees without demand to forthwith repay such moneys, which amount shall bear interest from the date so advanced until paid at the rate of 6 1/2 per cent (6 1/2) per annum. All such advances shall be considered as so much additional indebtedness secured hereby; but no payment by Mortgagee of any such advance shall be deemed a waiver of Mortgagee's right to declare the principal sum due hereunder by reason of the default or violation of Mortgagor in any of his covenants hereunder.

Mortgagor further covenants that granting any extension or extensions of the time for the payment of any part or all of the total indebtedness or liability secured hereby, or taking other or additional security for payment thereof, shall not affect the mortgage or the rights of Mortgagee hereunder, or operate as a release from any liability upon any part of the indebtedness hereby secured, under any covenant herein contained.

J.H. Kelly,

OCT 17 1980

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Handwritten signatures: Susan J. McNamee, Tracy Adler

Handwritten: Corrected Deed of Conveyance

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