



MORTGAGE

REC'D 1510 PAGE 633  
80577-12 PAGE 1337

County of <i>Greenville</i>	Month <i>June</i>	Date of this Mortgage Day <i>18</i>	Year <i>19 80</i>
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Name of Home Owner(s) and Spouse <i>Mae Hoover</i>	Residence <i>11 Liberty St. Piedmont SC</i>
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bound jointly and severally, if this mortgage is signed by more than one individual (hereinafter called the mortgagor), is justly indebted to

Name of Contractor <i>Southern Piedmont Corp</i>	Principal Office of Contractor <i>2079 Littlefield Drive Atlanta Ga. 30324</i>
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its heirs, successors and assigns (hereinafter called the mortgagee), in the SUM OF *three thousand five hundred forty five* Dollars, (\$ *3,545.00*).

SAID SUM	Number of	Amount of each	First Installment due on	Payable thereafter
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All that piece, parcel or lot of land in Grove Township, Greenville County, State of South Carolina being in the Piedmont Manufacturing Company Village, in or near the Town of Piedmont, and being more particularly described as Lot No. 49, Section 4, as shown on a plat entitled "Property of Piedmont Manufacturing Company, Greenville County," made by Dalton and Neves, February, 1950; sections 3 and 4 of said plat are recorded in the R. M. C. Office for Greenville County in Plat Book Y, at pages 2 - 5, inclusive and pages 6 - 9, inclusive, respectively. According to said plat, the within described lot is also known as No. 11 Liberty Street and fronts thereon 104 feet.

This conveyance is made subject to all conditions, restriction, and reservations contained in the deed of J. P. Stevens and Company, dated August 1, 1950; and recorded in the R. M. C. Office of Greenville County in Deed Vol. 416, page 354.

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Together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in any-wise incident or appertaining.

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TO HAVE AND TO HOLD ALL AND SINGULAR unto the said mortgagee, its heirs, successors and assigns forever. And the mortgagor does hereby bind himself, his heirs, executors and administrators, to warrant and forever defend all and singular the said premises unto the said mortgagee, its heirs, successors and assigns from and against himself and his heirs and all persons whomsoever lawfully claiming or to claim the same or any part thereof. The mortgagor covenants with the mortgagee that: The mortgagor will pay the indebtedness as hereinbefore provided, the buildings insured against loss or damage by fire for the benefit of the mortgagee in an amount not less than the actual value thereof; observe and perform all covenants, terms and conditions of any other mortgages; pay all taxes, assessments, water rates, insurance premiums, installments of principal and interest on any other mortgages; and in any payment the mortgagee may pay the same and the mortgagor shall repay to the mortgagee the amount so paid with interest at 7% per annum, said amounts to be added to the indebtedness secured by this mortgage; no part of the principal or interest shall be received or disbursed without the consent of the mortgagee; the mortgagee shall be entitled to the appointment of a receiver in any action to foreclose; upon default being made upon the payment of any of the installments hereof, or upon default upon any of the other terms, covenants or conditions of this mortgage, the mortgagee shall have the right to foreclose hereon in the event of sale or transfer of the premises by the mortgagor, then the entire unpaid balance shall be immediately become due and payable at the option of the mortgagee, heirs, successors and assigns, and the mortgagee may foreclose hereon; should any legal proceedings be instituted for the foreclosure of this mortgage, or should the debt secured hereby or any part thereof be placed in the hands of an attorney at law for collection by suit or otherwise, all costs and charges incurred by the mortgagee, and a reasonable attorney's fee, shall thereupon become due and payable immediately or on demand by the mortgagee, as a part of the debt secured hereby, and may be recovered and collected hereunder. The mortgagor waives homestead and other exemptions and appraisal rights. The mortgagor hereby authorize(s) the mortgagee holder to complete and correct the property description and any other terms in accordance with the note which is secured hereby so that this document is a valid and subsisting mortgage and further agrees that the manual transfer of this mortgage to the mortgagee or his agent shall be a valid and adequate delivery of this mortgage.

That no waiver by the mortgagee of any breach of any provision by grantor herein shall be construed as a waiver of any subsequent breach of the same or any other provision herein.

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