

FILED
GREENVILLE CO. S. C.

YOUNTS, REESE & COFIELD

199X 1296 PAGE 625

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DONNIE S. TANKERSLEY
R.H.C.

MORTGAGE OF REAL ESTATE

BOOK 73 PAGE 376

Whereas, MARVIN W. WILLIMON, JR.
of the County of Greenville, in the State aforesaid, hereinafter called the Mortgagor, is indebted to Stephenson Finance Company, Inc., Consumer Credit Co. Division, a corporation organized and existing under the laws of the State of South Carolina, hereinafter called Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference in the principal sum of Thirty Four Thousand and No/100 Dollars (\$34,000.00), and the like, the Mortgagee may pay the same, and all sums so paid shall bear interest at the same rate as the principal was secured hereby (from the date of such advance) and shall be secured by this mortgage.

1. That he will keep the premises in as good order and condition as they are now, reasonable wear and tear excepted and will not commit or permit any waste thereof.

5. That he will procure and continuously maintain fire and such other hazard insurance as the Mortgagee may require on the improvements now or hereafter on said premises, and will pay promptly when due any premiums therefor. If he fails to do so, the Mortgagee may cause the same to be done and reimburse itself for such premiums and expenses, and the same shall be secured by this mortgage. All insurance shall be carried in companies approved by the Mortgagee and the policies and renewals thereof shall be held by the Mortgagee and have attached thereto loss payable clauses in favor of and in form acceptable to the Mortgagee. In event of loss, Mortgagor will give immediate notice by mail to the Mortgagee, who may make proof of loss if not made promptly by the Mortgagor, and each insurance company concerned is hereby authorized and directed to make payment for such loss directly to the Mortgagor and Mortgagee jointly, and the insurance proceeds, or any part thereof, may be applied by the Mortgagee at its option either to the reduction of the indebtedness hereby secured or to the restoration of the property damaged.

6. That he hereby assigns all the rents, issues, and profits of the mortgaged premises from and after any default hereunder, and should legal proceedings be instituted pursuant to this instrument, then the Mortgagee shall have the right to have appointed a receiver of the rents, issues, and profits, who, after deducting all charges and expenses attending such proceedings and the execution of his trust as receiver, shall apply the residue of the rents, issues, and profits toward the payment of the debt secured hereby.

PAYED IN FULL AND SATISFIED THIS 2nd DAY OF April, 1981. *Cancelled Bonnie S. Tankersley R.H.C.*

TRANSOUTH FINANCIAL CORPORATION: Formerly Stephenson Finance Company, Inc.
Consumer Credit Company Division

WILLIAM B. JAMES Attorney At Law

Shirley M. Allen Manager
Shirley M. Allen Witness 28107
Shirley M. Allen Witness

199X 1296 PAGE 627

It is agreed that the Mortgagor shall hold and enjoy the premises above conveyed until there is a default under this mortgage or in the note(s) secured hereby. If the Mortgagor shall fully perform all the terms, conditions, and covenants of the mortgage, and of the note(s) secured hereby, then this mortgage shall be null and void, and no other action shall be required to release the premises.