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FILED
OCT 24 1979
SOUTH CAROLINA
DEPT. OF REVENUE

MORTGAGE 11/1 BOOK 1485 PAGE 602 75 833 2136

County of <i>Greenville</i>	Date of this Mortgage Month: <i>August</i> Day: <i>23</i> Year: <i>1979</i>
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Name of the Owner(s) and Spouse <i>Walter L. Carter & wife L. Carter</i>	Residence <i>#2 Senator Pettus Ave Greenville, SC 29607</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 Prudential Corp</i>	Principal Office of Contractor <i>2599 Reddell Drive Charleston, SC 29324</i>
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its heirs, successors and assigns (hereinafter called the mortgagee), in the SUM OF *two thousand* Dollars, (\$ *2,000.00*).

TO WIT:

BEGINNING at an iron pin on the Northwestern side of Senator Pettus Avenue at the joint front corner of Lots 64 and 65 and running thence with the common line of said lots N. 30-58 E. 113.8 feet to an iron pin; thence running N. 70-08 E. 55 feet to an iron pin; thence running with the common line of Lots 58 and 57 S 35-13 E. 103.5 feet to an iron pin on the northwestern side of Senator Pettus Avenue, S. 59-05 W. 61.4 feet to an iron pin, the point of

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

TO HAVE AND TO HOLD ALL AND SINGULAR unto the said mortgagee, his 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. AND the mortgagor covenants with the mortgagee that: The mortgagor will pay the indebtedness as hereinbefore provided; keep the premises insured against loss or damage by fire for the benefit of the mortgagee in an amount not less than the actual value of the premises; and perform all covenants, terms and conditions of any prior mortgage; pay all taxes, assessments, rates, charges, interest, premiums, installments of principal and interest on any prior mortgage, and in any payment the mortgagee shall be entitled to the indebtedness secured by this mortgage, no building shall be removed or demolished, and no part of the premises shall be used for any purpose other than that specified in any of the installments heretofore specified on the due date hereof; and in default of the payment of the principal or conditions of this mortgage or of the note secured hereby, the mortgagee shall be entitled to the appointment of a receiver in any case where the mortgagor shall be in default of the payment of the principal or conditions of this mortgage, or should the mortgagor become a party of any suit involving the premises, 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 expenses incurred by the mortgagee, and a reasonable attorney's fee, shall thereupon become due and payable immediately or on demand, at the option of the grantee. The mortgagor waives homestead and other exemptions and appraisement 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.

ORIGINAL

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