

1059

GREENVILLE CO. S. C.

Dec 5 4 18 PM '79

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

SONNIE S. TANKERSLEY, R.M.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

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WHEREAS, Steven C. Moore and Rebecca L. Moore

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN FINANCIAL SERVICES, INC.
P. O. Box 10242, Federal Station, Greenville, S. C. 29603

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

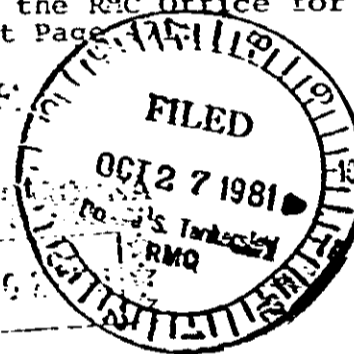
Six Thousand and no/100— Dollars 6000.00) due and payable

In Forty-eight (48) consecutive monthly installments of One Hundred Sixty-
by deed of H. Perry and Rosemary W. Shuping recorded in the RMC Office for
Greenville County on April 29, 1976 in Deed Book 1035 at Page

PAID IN FULL AND FULLY SATISFIED
SOUTHERN FINANCIAL SERVICES, INC.
(Formerly Cit. Mortgages, Inc.)

10485

OCT 27 1981



Date October 23, 1981
Witnessed by [Signature] President

Witnesses:

[Signature]
[Signature]

To have and to hold, hereinafter, and appurtenances to the same belonging in any way incident or apper-
taining to all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting
fixtures now or hereafter attached, connected, or fixed thereto in any manner, it being the intention of the parties hereto that all fixtures
and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagee covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is
lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided
herein. The Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from
and against the Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagee further covenants and agrees as follows:

- (1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the
payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also
secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagee by the Mortgagee so
long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the
same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.
- (2) That it will keep the improvements now existing or hereafter created on the mortgaged property insured as may be required from time to time
by the Mortgagee against loss by fire and any other hazards specified by Mortgagee, in an amount not less than the mortgage debt, or in such
amounts as may be required by the Mortgagee, and in companies acceptable to it, and that all such 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, and that it will pay all premiums
therefor when due; and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does hereby
authorize each insurance company concerned to make payment for a loss directly to the Mortgagee, to the extent of the balance owing on the
Mortgage debt, whether due or not.
- (3) That it will keep all improvements now existing or hereafter erected in good repair, and, in the case of a construction loan, that it will
continue construction until completion without interruption, and should it fail to do so, the Mortgagee may, at its option, enter upon said
premises, make whatever repairs necessary, including the completion of any construction work underway, and charge the expenses for such repairs
to the completion of such construction to the mortgage debt.

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