

0.80

MAR 18 1975

MORTGAGE 15231

BOOK 1335 PAGE 105
77 APR 8 1975

KNOW ALL MEN BY THESE PRESENTS, that Walter Thompson
and Daisy M. Thompson his wife of Greenville County,

State of South Carolina, hereinafter whether one or more called the "Mortgagor", has become justly indebted to Allied Builders
of Greenville County, State of S.C., hereinafter called the "Mortgagee", in the sum of Six Thousand

nine hundred, fourteen & 88/100 DOLLARS \$ 6,914.98 evidenced by a promissory note of even date herewith in the total amount set forth above, payable in

84 monthly installments of Eighty two, 32/100 DOLLARS \$ 82.32 the first payment commencing on the 5th
day of May 1975 and continuing on the same day of each month thereafter until fully paid, together with late charges, court costs,

collection expenses, attorney fees, interest after maturity, and all terms, conditions and regulations provided for in said note.
of the mortgaged property which is insurable covering loss and damage by fire and the other casualties covered by the usual comprehensive casualty insurance policy. Such poli-
cy shall be with an insurer acceptable to the Mortgagee, in an amount not less than the balance owing upon the indebtedness secured hereby, with loss payable to the Mortgagee.
In the event of loss, Mortgagee shall give immediate notice by mail to the Mortgagee, who will make good of loss if not made promptly by the Mortgagee, and each insurance
company concerned is hereby authorized and directed to make payment of such loss directly to the Mortgagee instead of to the Mortgagee and Mortgagee jointly, but in the event
any payment is made jointly, Mortgagee hereby authorizes Mortgagee to endorse his name as any check, draft or money order as his attorney-in-fact. Upon payment for loss, the
Mortgagee may at his sole option apply such proceeds to reduce the balance of the indebtedness, or to restore the mortgaged property. In the event the Mortgagee shall request
or refuse to obtain said insurance or pay any taxes when due, then the Mortgagee may at his sole option obtain such insurance or pay all such taxes or both, and all sums expended
therefor shall be secured by this mortgage and shall be due immediately from Mortgagee to Mortgagee with interest at the rate of 6% per annum from the date of payment by
the Mortgagee until paid.

PAID IN FULL

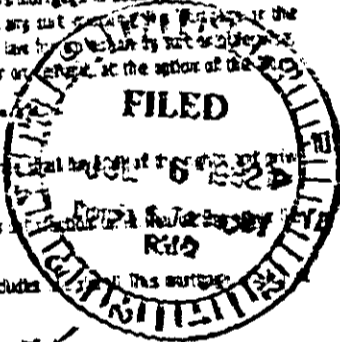
The Mortgagor agrees and covenants that he will maintain the mortgaged property in good repair and keep the same insured against fire and other casualties. The Mortgagee may cause repairs and maintenance work to be performed at the
cost of the Mortgagor. Any such sum so expended shall be due immediately from Mortgagee with interest at the rate of 6% per annum from the date expended until paid.

The Mortgagee hereby vests the Mortgagee with the full power and authority to execute any deed, mortgage, or other instrument hereinafter contained, or upon any default in the pay-
ment of any installment provided in said note or any renewal or extension thereof, to declare the entire indebtedness secured hereby to be immediately due and payable,
without notice to any person to take possession of any property or interest therein, or to cause the same to be sold or otherwise disposed of in accordance with the law
of this State. Should any legal proceedings be instituted for the foreclosure of any mortgage, or should the debt secured hereby or any part thereof be paid, or should the Mortgagee
title to the premises described herein, or should the debt secured hereby or any part thereof be paid, or should the Mortgagee become a party of any suit or action brought by or against
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 Mortgagee,
as a part of the debt secured hereby, and may be recovered and collected hereunder.

The Mortgagor hereby releases and relinquishes all rights of exemption and homestead.
This mortgage may be assigned by the Mortgagee without the consent or notice to the Mortgagor and when so assigned, the assignee shall be bound by the terms and conditions of this mortgage.
This mortgage is in full payment of any other debt or security heretofore or hereinafter given or obtained by the Mortgagee and is not to be construed as a security for any other debt or security.

In this mortgage, wherever the context so requires, the masculine gender includes the feminine and/or neuter, and the singular includes the plural.
In witness whereof, the Grantors hereunto set their hands and seals this 10th day of March 1975.

Signed in the presence of:
Judy Pransky (witness)
Cal Johnson (witness)
Walter Thompson (Mortgagor)
Daisy M. Thompson (Mortgagor)



DISTRIBUTION: WHITE—GRANTOR COPY; GREEN—FILE COPY; CANARY—SELLER COPY; PINK—BUYER'S COPIES.
SC-MP-0021 REV 1/75

7432 RV 2