

FILED
 JUL 27 1977
 KNOW ALL MEN BY THESE PRESENTS, that James T. Rader of the County of Greenville, State of South Carolina, hereinafter called the "Mortgagor", has become justly indebted to Deoxy Capital Factors of Greenville, North Carolina 28705, hereinafter called the "Mortgagee", in the sum of Five Thousand Six Hundred and Twenty Four Dollars (\$5,624.47) (SIXTY-TWO HUNDRED AND TWENTY-FOUR DOLLARS AND 47/100) evidenced by a promissory note of even date herewith of the total amount set forth above, payable in 84 monthly installments of 67.47 DOLLARS (\$67.47), the first payment commencing on the 27th day of August 1977, and continuing on the same day of each month thereafter until fully paid, together with late charges, court cost, collection expenses, attorney fees, interest after maturity, and all terms, conditions and stipulations provided for in said note.

NOW, for and in consideration of the aforesaid indebtedness and to secure the prompt payment of the same, Mortgagor has bargained and sold and does hereby grant, bargain, sell and convey unto the said Mortgagee, his successors and assigns, the following described lot or parcel of land situated in Greenville County, State of South Carolina, to-wit:

All that certain piece, parcel or lot of land, situate, lying and being on the northern side of Potomac Avenue, in the City and County of Greenville, State of South Carolina, being shown and designated as Lot 168 on a Plat of Pleasant Valley, recorded in the R.M.C. Office for Greenville County in Plat Book P, at Page 93, and having, according to said Plat, the following metes and bounds: BEGINNING at an iron pin on the northern side of Potomac Avenue, at the joint front corner of Lots 167 and 168, and running thence along the common line of said lots, N 00-08 E, 160.0 feet to an iron pin; thence N 89-52 W, 60.0 feet to an iron pin at the joint rear corner of Lots 168 and 169; thence along the common line of said Lots 168 and 169, 180.0 feet to an iron pin on the northern

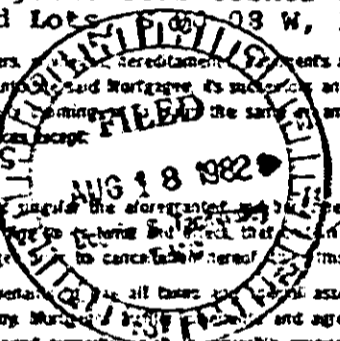
(CONT'D ON BOTTOM)

TO HAVE AND TO HOLD all and singular the aforesaid premises unto the Mortgagee, his heirs, successors and assigns, from and against said Mortgagee, his heirs, executors, administrators and assigns, and all other persons whatsoever lawfully claiming the same, or any part thereof, and Mortgagee hereby covenants and warrants that he has a fee simple title to said property, free from all encumbrances, except:

TO HAVE AND TO HOLD all and singular the aforesaid premises unto the Mortgagee, his heirs, successors and assigns, provided always that if the Mortgagee shall and will pay in the order of the Mortgagee, according to the terms hereof, the principal and interest on the promissory note of even date herewith and secured hereby and any other sums which become owing by the Mortgagee to the Mortgagee, this mortgage shall not be terminated and shall otherwise remain in full force and effect.

The Mortgagee agrees and covenants that he will cause to be assessed against the property and against all taxes levied under the laws of this State on the indebtedness secured hereby, and agrees that he will be responsible for the release of this mortgage keep in force a policy of insurance on that portion of the mortgaged property which is insurable covering loss and damage to all perils except fire. Such policy shall be with an insurer acceptable to the Mortgagee and shall cover the balance owing upon the indebtedness secured hereby, with loss payable to the Mortgagee in the event of loss. Mortgagee shall give immediate notice of such loss to the Mortgagee and shall make proof 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 the Mortgagee and Mortgagee jointly, but in the event any payment is made jointly, Mortgagee hereby agrees to endorse his name on any check, draft or money order as his attorney in fact upon receipt for loss, the Mortgagee may at his sole option cause such insurance to be paid to the Mortgagee or to restore the mortgage property in the event the Mortgagee shall refuse to accept said insurance. Any such insurance shall be due immediately from Mortgagee to the Mortgagee with interest at the rate of 6% per annum from the date of payment by the Mortgagee until paid.

The Mortgagee agrees and covenants that he will maintain the mortgaged property in good condition and not to commit or to permit anyone else to commit waste, reasonable wear and tear excepted. If the Mortgagee fails to maintain the mortgaged property, the Mortgagee may cause reasonable maintenance work to be performed at the cost of the Mortgagee. Any such maintenance shall be due immediately from Mortgagee with interest at the rate of 6% per annum from the date expended until paid.



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