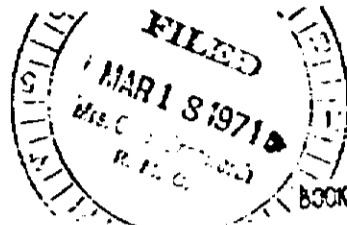


MAR 18 1971



Greenville, South Carolina
144 mos.

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Mortgage Deed - South Carolina - Jim Walter Homes, Inc.

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

WHEREAS, Willie Ray Mitchell & wife Bobbie Mitchell

hereinafter called the Mortgagor, are well and truly indebted to JIM WALTER
HOMES, Inc., hereinafter called the Mortgagee, in the full and just sum of Sixteen-Thousand, Four-Hundred,
Forty-Four & 80/100 Dollars, (\$16,444.80)

evidenced by a certain promissory note in writing of even date herewith, which note is made a part hereof and being incorporated by reference,
payable in 144 monthly installments of one hundred, Fourteen Dollars (\$124.20) each, the

first installment being due and payable on or before the 5th day of June, 1971,
with interest at the rate of six per cent (6%) per annum from the date of maturity of said note until paid, and said Mortgagor having further
promised and agreed to pay ten per cent (10%) of the whole amount due for attorney's fee, if said note be collected by attorney or through legal
proceedings of any kind, reference being thereunto had will more fully appear.

NOW, KNOW ALL MEN, That the said Mortgagor, in consideration of the said debt and sum of money aforesaid, and for better securing the
payment thereof, according to the terms and tenor of said note, and also in consideration of THREE (\$300) DOLLARS to them in hand well
paid and delivered of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold

and Mortgagee hereby covenants as follows:
To keep the buildings, structures and other improvements now or hereafter erected or placed on the premises insured in an amount not less
than the principal amount of the note aforesaid against all loss or damage by fire, windstorm, tornado and water damage, as may be required by
the Mortgagee, with loss, if any, payable to the Mortgagee as his interest may appear, to deposit with the Mortgagee policies with standard
mortgage clause, without contribution, evidencing such insurance; to keep said premises and all improvements thereon in first class condition and
repair. In case of loss, Mortgagee is hereby authorized to adjust and settle any claim under any such policy and Mortgagee is authorized to collect
and receive for any such insurance money and to apply the same, at Mortgagee's option, in reduction of the indebtedness hereby secured, whether
due or not, or to use such insurance money, or any part thereof, in repairing the damage or restoring the improvements or
other property without affecting the lien hereof for the full amount secured hereby.

It is further covenanted that Mortgagee may (but shall not be obligated so to do) advance moneys that should have been paid by Mortgagor
hereunder in order to protect the lien or security hereof, and Mortgagor agrees without demand to forthwith repay such moneys, which amount shall
bear interest at the rate of six per cent (6%) per annum until paid and shall be considered as so much additional
indebtedness secured hereby, but no payment by Mortgagee of any such moneys shall be deemed a waiver of Mortgagee's right to declare the
principal sum of hereunder by reason of the default or violation of Mortgagor in any of his covenants hereunder.

Mortgagee further covenants that granting any extension or extensions of the time payment of any part or all of the total indebtedness or
liability secured hereby, or taking other or additional security for payment thereof, shall not affect this mortgage or the rights of Mortgagee here-
under, or operate as a release from any liability upon any part of the indebtedness hereby secured hereby.

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100

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mail sat
Bobbie Mitchell
Rte 4, Box 460
Piedmont, SC 29673
JIM WALTER HOMES, INC.
J. Kelly
20000

FORM JW279 - REV. 5/70 172-18 6010THEE... NO29 83 093
Cathy D. ...
Donna S. ...