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MORTGAGE

1343 PG 847 17697

KNOW ALL MEN BY THESE PRESENTS, that John J Cawley
and Jeannie Cawley its wife, of Greenville County,
State of South Carolina, hereinafter called the Mortgagor, in consideration of the sum of Dollars, Dollars, Dollars
at Jefferson County, State of Alabama, hereinafter called the Mortgagee, as evidenced by a promissory note of even date herewith, payable
Hundred twenty four & 24/100 DOLLARS $ 5521.26 payable in monthly installments of principal and interest, beginning on the first day of
84 monthly installments of $65.82 and 26/100 DOLLARS $ 5521.26 with the last installment payable on the 15
day of July 19 85 and continuing on the same day of each month thereafter until the principal and interest are paid in full, with the balance of principal and interest, if not sooner paid, due and payable on the same day of the month next preceding the first payment date, with interest from date at the rate of 12 per cent per annum, payable monthly, and all costs, collection expenses, attorney's fees, interest after maturity and all other costs and expenses provided for herein,

NOW, for and in consideration of the aforesaid indebtedness and the other covenants and conditions herein contained, the Mortgagor has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Mortgagee, its successors and assigns, the following described property located in the County of Greenville (County, State of South Carolina, to wit:

All that peice, parcel, or lot of land situate in Grove Township, Greenville, County, South Carolina, about [illegible] mile west of Piedmont, as shown on a plat made by [illegible] Fish, Surveyor, dated October, 1962, and having the following metes and bounds, to-wit:
BEGINNING at an iron pin in the center of Bessie road 1.[illegible] feet east of Payne's present corner; thence with the center of said road N. [illegible] 160.1 feet to a pin in the center of said road; thence with the line of Lot No. 2 S. [illegible] W. 200 feet to a pin; thence N. 50-20 W. 137.3 feet to a pin; thence N. 1-00 W. 21[illegible] feet to the beginning corner, containing .35 acres, more or less.

Together with all rights, members, hereditaments, appurtenances and privileges now or hereafter belonging to the Mortgagor, or in any way appertaining to the premises, and all rents, issues and profits thereof, and all fixtures now or hereafter attached to the said premises, all of which shall be deemed to be a part of the realty and shall be subject to the lien of this mortgage, and all other persons whomsoever, and all the estate, right, title and interest of the Mortgagor in and to the said premises, to have and to hold the said premises unto the said Mortgagee, its successors and assigns, forever, free from all encumbrances except

***Same person as Jeannie Cawley

TO HAVE AND TO HOLD all and singular the said premises unto the said Mortgagee, its 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 successors and assigns, against himself and all persons whomsoever lawfully claiming or to claim the same or any part thereof, when the same shall be in the peaceable possession of the Mortgagee, its successors and assigns, free from all encumbrances except

The Mortgagor agrees and covenants that he will maintain the mortgaged property in good repair and to prevent waste, reasonable wear and tear excepted. Upon the failure of the Mortgagor to maintain the mortgaged property, the Mortgagee may cause reasonable maintenance work to be performed at the cost of the Mortgagor. Any such sum so expended shall be due immediately from Mortgagor with interest at the rate of 12 per cent per annum from the date of payment by the Mortgagee until paid.

The Mortgagor hereby vests the Mortgagee with the full power and authority, upon the breach of any covenant or warranty herein contained, or upon any default in the payment of any installment provided for in a note of even date herewith, or upon the breach of any agreement herein contained, to declare the entire indebtedness hereby secured immediately due and payable, without notice to any person, to foreclose this mortgage in accordance with the laws of this State. Should any legal proceedings be instituted for the foreclosure of this mortgage, or should the Mortgagee become a party of any suit involving this Mortgage or the title to the premises described herein, 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 at the option of the Mortgagee, as a part of the debt secured hereby, and may be collected and included herein.

The Mortgagor if more than one, all mortgagors hereby waive and renounce 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 have all of the rights and privileges given to the Mortgagee by the provisions of this mortgage.

This mortgage is in addition to any other lien or security hereofore or hereafter given or obtained by the Mortgagee and is not in satisfaction or in lieu of any other lien or security.

In this mortgage, whenever the context so requires, the masculine gender includes the feminine and/or neuter, and the singular includes the plural. This mortgage shall bind all parties hereto, their heirs, legatees, personal representatives, executors, successors and assigns.

In witness whereof, the Grantors hereunto set their hands and seals this 24 day of May 19 85.
Signed in the presence of:

Joe Ferguson
Nancy E Cunningham

X John J Cawley (SEAL)
X Jeannie Cawley (SEAL)
Same person as Jeannie Cawley
X (SEAL)

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