

4142 1948 AUGUSTA STREET GREENVILLE

BRANCH CODE STREET ADDRESS STATE

ACCOUNT NUMBER 0060180-1 03 PAYMENT DATE 01-27-78 LAST PAYMENT DATE 03-03-78 02-03-84

MORTGAGEE
BLAKLEY, JOHNNY D
BLAKLEY, CAROL H
1 WALLACE ST

GREENVILLE SC

29605 CAROL H 127.00

SOUTH CAROLINA

1422 PAGE 886

ANNUAL PERCENTAGE RATE → 18.00 %
 INFLATED MONTHLY INTEREST RATE → 3575.72 ← FINANCE CHARGE
 TOTAL FINANCIAL 5568.28
 TOTAL PAYMENTS 9144.00

WITNESSETH: Mortgagors jointly and severally grant, bargain, sell, convey and mortgage to Mortgagee, its successors and assigns, in the manner hereinafter described as security for the payment of a sum of even date herewith in the total amount stated above.

The property hereby mortgaged and described below includes all tenements, easements, appurtenances, rights, privileges, interests, rents, issues, profits, fixtures and appliances thereunto attaching or in any wise incident thereto appearing.

TO HAVE AND TO HOLD the said property hereinafter described with all the privileges and appurtenances thereto belonging unto Mortgagee, its successors and assigns, forever; and mortgagors hereby covenant that mortgagors are seized of good and perfect title to said property, in fee simple, and have authority to convey the same, that the title so conveyed is clear, free and unencumbered except as hereinafter appears, and that mortgagors will forever warrant and defend the same unto Mortgagee against all claims whatsoever except those prior encumbrances, if any, hereinafter shown.

If mortgagors shall fully perform all the terms and conditions of this mortgage and shall pay, in full, in accordance with its terms, the obligations which this mortgage secures, then this mortgage shall be void and of no further force and effect.

MORTGAGORS AGREE To keep the mortgaged property, including the buildings and improvements thereon, fully insured at all times against all hazards with an insurance company authorized to do business in the State of South Carolina acceptable to Mortgagee, which policy shall contain a loss-payable clause in favor of Mortgagee as its interest may appear, and if Mortgagors fail so to do, they hereby authorize Mortgagee to insure or renew insurance on said property in a sum not exceeding the amount of Mortgagors' indebtedness for a period not exceeding the term of such indebtedness, and to charge Mortgagors with premium thereon, or to add such premium to Mortgagors' indebtedness. If Mortgagee elects to waive such insurance, Mortgagors agree to be fully responsible for damage or loss resulting from any cause whatsoever. Mortgagors agree that any sums advanced or expended by Mortgagee for the protection or preservation of the property shall be reimbursed upon demand and, if not so paid shall be secured hereby. Mortgagors further agree to pay all taxes, assessments, costs for repairs and any other expenses incident to the ownership of the mortgaged property when due, or before that date if the mortgage and note now existing may be cleared against the property during the term of this mortgage, and to pay, when due, all interest on the unpaid principal account of any indebtedness which may be secured by a lien superior to the lien of this mortgage, and existing on the date of this mortgage, fail to make any of the foregoing payments, they hereby authorize Mortgagee to pay the same in their care, and to charge Mortgagees with the amounts so paid, adding the same to Mortgagors' indebtedness secured hereby. To exercise due diligence in the operation, management and protection of the mortgaged property and improvements thereon, and not to commit or allow waste on the mortgaged property and improvements thereon, and to make all reasonable and lawful ordinary deduction excepted. To cause the property and buildings thereon to be well and truly repaired, and to keep the same in good condition.

If default be made in the performance or observance of the debt or debts hereby secured or of any of the terms of this mortgage, or in the payment of any instalment when due, or if Mortgagors shall become bankrupt, or enter into any arrangement for the benefit of creditors, or have a receiver appointed, or should the mortgaged property, or any part thereof be attained, levied upon or seized, or if any of the representations, warranties or statements of Mortgagors herein contained be incorrect, or if the Mortgagors shall abandon the mortgaged property, or sell or attempt to sell all or any part of the same, then the whole amount hereby secured shall, at Mortgagee's option, become immediately due and payable, without notice or demand, and shall be collectible in a suit at law or by foreclosure of this mortgage. In any case regardless of such enforcement, Mortgagee shall be entitled to the immediate possession of the mortgaged property, with the rents, issues, income and profits therefrom, with or without foreclosure or other proceedings. Mortgagors shall pay all costs and attorney's fees which may be incurred or paid by Mortgagee in connection with any suit or proceeding to which it may be a party by reason of the execution or non-observance of this mortgage, and in the event of foreclosure of this mortgage, Mortgagors will pay to Mortgagee in addition to taxable costs, a reasonable amount as attorney's fees and a reasonable fee for the search made and preparation for such foreclosure, together with all other and further expenses of foreclosure and sale, including expenses, fees and payments made to prevent or remove the imposition of liens or claims against the property, and expenses of upkeep and repair made in order to place the same in a condition to be sold.

No failure on the part of Mortgagee to exercise any of its rights hereunder for defaults or breaches of covenant shall be construed to prejudice such rights in the event of any other or subsequent defaults or breaches of covenant, and no delay on the part of Mortgagee in exercising any of such rights shall be construed to preclude it from the exercise thereof at any time during the continuance of any such default or breach of covenant, and Mortgagee may enforce any one or more remedies hereunder successively or concurrently at its option.

All rights and obligations hereunder shall extend to and be binding upon the several heirs, successors, executors, administrators and assigns of the parties hereto.

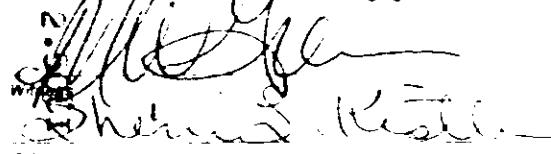
The plural as used in this instrument shall include the singular where applicable.

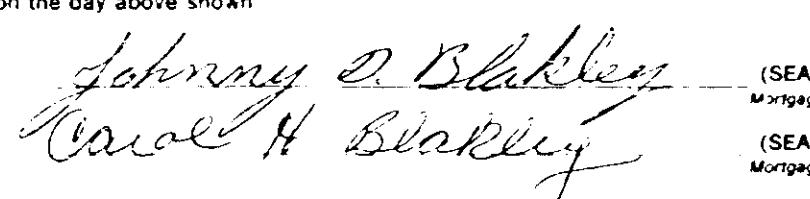
The real property hereby mortgaged is located in Greenville County, State of South Carolina, and is described as follows:

being shown and designated as Lot Number 85 of Dunnean Heights subdivision on plat of said recorded in Plat Book S at Pages 172-177 of the RMC Office for Greenville County. This is the same property conveyed to the Mortgagors by deed of Tommie S. Moore Morris recorded May 23, 1974 in Deed Book 999 at Page 456, RMC Office for Greenville County.

Title to said property is clear, free and unencumbered except (state exceptions, if any)

IN WITNESS WHEREOF, Mortgagors have executed this mortgage on the day above shown


Witness
Sherman Kistel


(SEAL)
Mortgagor
(SEAL)
Mortgagor

666127 REV 976

ORIGINAL

4328 RW-21