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STATE OF SOCIH CAROLINA (CAPA STATE OF SOCIETY OF GREENVILLE) STATE OF SOCIETY OF GREENVILLE (CAPA STATE OF SOCIETY OF GREENVILLE) STATE OF SOCIETY OF GREENVILLE (CAPA STATE OF G

WHIREAS. Bobby Lee Shelf and Sylvia B. Shelf

thereinafter referred to as Mortgagory is well and truly indiction units.

SOUTHERN FINANCIAL SERVICES, INC.
P. 0. Box 10242, Federal Station, Greenville, S. C. 29603

thereinafter referred to as Morigagees as evidenced by the Morigagot's printing ky tose of even date herewith, the terms of which are incorporated herein by reference, in the sum of

Fifteen Thousand Nine Hundred and no/100----- Dians 15,900.00 | Dians Paper

In One Hundred Twenty (120) consecutive monthly installments of Two Hundred Forty-seven and 05/100 \$247.05) dollars, beginning on July 27, 1979, and on the same day of each month thereafter until paid in full,

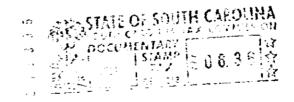
with interest thereon from ... June 27, 1979 at the rate of ... 14.00 per centum per ansum, to be past

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such futtien sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN. That the Mortgagor, in consideration of the atoresa didebt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagor at any time for advances made to or for his account by the Mortgagor, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagor at and before the scaling and activety of these presents, the receipt whereof is hereby atknowledged, has granted, bargained, sold and released, and by the presents does grant, bargain, sell and release unito the Mortgagor, its successions and assigns:

All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the easterly side of Spring Forest Drive, and being shown and designated as Lots 2 and 3 on a plat of South Forest Estates recorded in the RMC Office for Greenville County in Plat Book KK at Page 117, reference to said plat being hereby craved for a more particular description.

This being the same property conveyed to the mortgagors herein by deed of W. C. and Lilly Mathewson Kay recorded April 28, 1972 in Deed Book 942 at Page 156.



Together with all and singular rights, members, herediraments, and appartenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise of be had therefrom, and including all beating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner, it being the intention of the parties harde that all fixtures and equipment, other than the usual nousehold furniture, be a neededed a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Monyagee, to hears, solices on and awayes, foreset

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that it is premises are tree and clear of all tens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and to rever defend all and original the said premises unto the Mortgagor and all persons who inspected lawfully of a ming the same or any part thereof.

The Mortgagor further coverants and agrees as follows:

- (1) That this mortgage shall secure the Mortgagee for such turther sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the conceants heren. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgager by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall be ar interest at the same rate as the mortgage debt and shall be payable on demand of the Mortagee unless otherwise provided in writing
- (2) That it will keep the improvements now existing or hereafter creeted on the mortgaged property insured as may be required from time to time by the Mortgagee against loss by fire and any other hazards specified by Mortgagee, in an amount not loss than the mortgage debt, or in such amounts as may be required by the Mortgagee, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgagee, and have attached thereto loss payable clauses in taxor of, and in form acceptable to the Mortgagee, and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgagee, to the extent of the balance owing on the Mortgage debt, whether due or not.
- (3) That it will keep all improvements now existing or hereafter crected in good repair, and, in the case of a construction loan, that it will continue construction until completion without interruption, and should it fail to do so, the Mortgagee may, at its option, enter upon said premises, make whatever repairs recessary, including the completion of any construction work underway, and charge the expenses for such repairs or the completion of such construction to the mortgage debt

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