COATE OF CO	LITH CAROLINA C			//
	UTH CAROLINA Cor	d/3/a	SECC Pinancial Servi MORTGAGE OF REAL I	STATE .
COUNTY OF.	Spartanburg Ognie	->: 04 ,70	13 Box 5353	Spale 1 3 C
	Ä.	ISLEY	800x1484	•
Whercas,	Dan D. Rair	ney		746: TUL
to Homemakers Le Carolina, hereinafi	Greenville oan & Consumer Discount Compa ter called Mortgagee, as evidence	my, a corporation d by a certain pro	aforesaid, hereinafter called the M doing business under the laws o missory note of even date herewith	f the State of South n, the terms of which
are incorporated h 5612.12 (\$		al sum of FIVI	THOUSAND SIX HUNDRE 12	D TWELVE Dollars /100
sor in title, at any Note (s) or Additi may be mutually secured by this m indebtedness and	y time before the cancellation of ional Advance Agreement (s) of agreeable, which additional advantgage, the same as the origin future advances outstanding at	this mortgage, we the Mortgagor, so the Mortgagor, so the market and indebtedness, any one time m	additional advances to the Morty chich additional advance (s) shall hall bear such maturity date and est thereon, attorneys' fees and Co provided, however, that the total hay not exceed the maximum preon, attorneys' fees and Court of	be evidenced by the other provisions as our costs shall stand amount of existing orincipal amount of
thereof to the Mowell and truly pandreby acknowledges arcel of lost arcel of lost Earlene Did being Lost Brockman, in the R.M.C. es, to Wit: orners of Lost 8-05 W. 170 The following are, along with ar	ortgagee, and also in considerational by the Mortgagee at and befored, has granted, bargained, sold to the Mortgagee, its success to fland, with all rive, Near Chick Sprit No. 59 of PINEWOOD Surveyor, dated Novellow of the Second Second No. 58 and No. 59 feet to an iron ping described household appliance by furniture or household goods,	on of the further fore the sealing a l, assigned, and resors and assigns to improvement ings, Green ESTATES accember, 195 unty and had on pin on to 9, and runn on line of s are, and shall to which may be here.	aforesaid debt and for better so sum of One Dollar (\$1.00) to the ind delivery of these presents, the leased, and by these presents does he following-described property: as thereon, situated exille County, State excording to a survey as recorded in Platicity of the west side of Earle aing thence along lines in the property now or present the described a portion on dother chattels are described as	e Mortgagor in hand he receipt whereof is s grant, bargain, sell, All that certain on the West side of South Carolina, and plat of Homer Book Mi at Page 55 ourses and distan- ene Drive, Front e of said lots S. viously owned by art of the realty and f the security for the
uest; thence o. 60; runn on the west the point of	e along Wuest line S ing thence with line side of Earlene Driv beginning. This bei	. 1-55 E. 9 of Lot No. e; thence a ng the ider	2 feet to an iron picton 88-05 E. 170 feel long said Drive N: 1 stical property convectety of the United S	n, corner of Lot et to an iron pin -55 W. 92 feet to yed to Dan D.
		3 FACTICE	De THYLLES	
to the same below Mortgagor shall cluding all heating	n and singular the improvement nging or in any wise appertaining be entitled to collect and retain	is thereon and t g; all the rents, i n the said rents,	he rights, members, hereditament ssues, and profits thereof (provident issues, and profits until default that now or hereafter attached to	ed, however, that the hereunder); and in-
		e said property u	into the Mortgagee, its successor	s and assigns forever.
(or such other e	state; if any, as is stated hereinl	efore), that he l	remises herein above described i las good, right, and lawful autho I liens and encumbrances whatso	rity to sell, convey, or
•	Federal Savings and	Loan Assn.	of Greenville	
The Mortgagee for part thereof.	gor further covenants to warrant orever, from and against the Mo	t and forever defe rtgagor and all J	nd all and singular the premises as sersons whomsoever lawfully clain	herein conveyed, unto ning the same or any
•	gor covenants and agrees as follo	ows:		
1. That he	will promptly pay the principa	al of and interest	on the indebtedness evidenced s, at the time and in the manne	by the said note and r therein provided.
•	e lien of this increment shall			_

2. That the lien of this instrument shall remain in full force and effect during any postponement or extension of the time of payment of the indebtedness or any part thereof secured hereby.

3. That he will pay as they become due all mortgage loan insurance premiums, taxes, assessments, water rates, and other governmental or municipal charges, fines or imposition, assessed against the property hereby mortgaged. If the mortgagor fails to make any payments provided for in this section or any other payments for taxes, assessments, or the like, the Mortgagee may pay the same, and all sums so paid shall bear interest at the same rate as the principal debt secured hereby (from the date of such advance) and shall be secured by this mortgage.

4. That he will keep the premises in as good order and condition as they are now, reasonable wear and tear excepted, and will not commit or permit any waste thereof.

5. That he will procure and continuously maintain fire and such other hazard insurance as the Mortgagee may require on the improvements now or hereafter on said premises, and will pay promptly when due any premiums therefor. If he fails to do so, the Mortgagee may cause the same to be done and reimburse itself for such premiums and expenses, and the same shall be secured by this mortgage. All insurance shall be carried in companies approved by the Mortgagee and the policies and renewals thereof shall be held by the Mortgagee and have attached thereto loss payable clauses in favor of and in form acceptable to the Mortgagee. In event of loss, Mortgagor will give immediate notice by mail to the Mortgagee, who may make proof of loss if not made promptly by the Mortgagor, and each insurance company con-HM-74(7-71)

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