

THIS MORTGAGE made and entered into the day and year written on the reverse side hereof by the Borrowers named above, herein called Mortgagors, to LANDMARK FINANCIAL SERVICES OF SOUTH CAROLINA, INC. herein called Mortgagee, the owner and holder of the Promissory Note referred to below

WITNESSETH THAT WHEREAS the Mistgagory are justly indebted to the Mistgagee for money I raised as evidenced by their Promissory Note of even date herewith executed and delivered by the Mortgagors to the Mortgagoe in the amount of the Total of Payments stated above, which includes interest and charges as provided in said note

AND WHEREAS, the Mortgagors desire to secure the payment of said debt and Note, and any renewals or extensions thereof, and the undertakings prescribed in this Mortgage by the conveyance of the premises hereinafter described

THEREFORE, in consideration of the aforegoing and other good and valuable considerations, Mortgagors hereby give, grant, bargain, sell, assign and convey to Mortgagee, its successors and assigns, the following described real estate, together with all present and future improvements thereon, in South Carolina, County of Greenville

AIL that piece, burdel or lot of land lying and being on the forth side of Old Unidred Road, and having, appording to a plat prepared by Carolina Surveying Company entitled Survey for Eddie Hawthorne and Bermice II. Fauthorne, near Greenville, S. J., July 13, 1978, the following metes and bounds to wit:

BESTILIZE at an iron pin on the Torth side of Old Ambred Hoad, which iron pin is 245 ft. 8. 59-58 W. from an iron pin at property conveyed by Joe Hawthorne and Blanche 7. Tauthorne to Jue 7. Hartronne, Jr., and remains thence with the north side of 31d hundred "Dad, 3. 50-58 ". 120 ft. to an iron pin; thence with the joint line of Joe Hauthorne and Planche C. Haudsome with the northgor, M. 23-18 M. 363 Pt. to an iron pin; Vience still with such joint line 1. 59-58 1. 120 ft. to an iron pin; thence continuing with said joint line S. 28-18 1. 363 ft. to an iron pin on the Worth side of Old Hundred Road, the point of Deginning.

The above property is conveyed subject to such easelents or rights-of-way of record or that may appear on the property.

The above described property is a portion of that property conveyed to Eddie Houthorne and Lernice a. Ham shorne or the doed of larry to discension, Jr., et al, dated May 5, 1965 and recorded in the Land. Office for Greenville Jounts in Leed acok 773, at Page 140, on Tay 11, 1965.

TO HAVE AND TO HOLD the said land and premises, including all houses, haildings, improvements and fixtures thereon, with all rights, privileges and appurtenances thereunto belonging or appertaining to Morrgagee, its successors and assigns, in fee simple forever, upon the frusts and for the uses and purposes hereinafter set out, and the Mortgagors covenant with the Mortgagors are seized of, and have the right to convey the premises in fee simple, that the premises are free and clear of all encumbrances, except a prior mortgage or such encumbrances as are set forth hereinabove, and that Mortgagio's will warrant and detend the title to the premises against the lawful claims of all persons Thomsoever. In the event of any detault in the performance of any of the obligations of said prior encumbrances, the Mortgagee or assigns may make any payments or perform any BIs necessary to relieve said default, and the cost thereof shall be added to the indebtedness berebs secured. Any such default in said prior encumbrances may at the option of the Mortgagee or assigns, be deemed a default under this instrument. Mortgagors berein bereby assign and transfer unto Mortgagee, it successors and assigns, all surplus funds which may come or be in the hands of the holder of any of said prior encumbrances upon forech sure of the same, hereby directing that the same be forthwith paid over to Morigagee or awigns upon the debt hereby secured

THIS MORTGAGE also secures all future advances in the form of any renewal or retinancing of the aforesaid Promissory Note, which may from time to time be made by the Mortgagee to the Mortgagors; provided, however, that the making of any such future advances shall be at the sole option and discretion of the Mortgagee and upon such terms and conditions as it shall determine

The Mortgagors further covenant and agree

10 To pay the indebtedness as provided herein, and to pay when due all faxes, assessments, lesses and charges upon or against the property herein described, which are now due or Alkeh may hereafter become liens on the premises

(2) To keep the buildings on the premises insured against loss and damage by fire, tornado, *indstorm and such other hazards as Mortgagee may require, in amounts satisfactory to Arreagee, to be made pavable to the Mortgagee as its inferest may appear, the loss payable clause to be in such form as Mortgagee may require. Mortgagers will pay all premiums of such insurance when due and immediately deliver to the Mortgagee receipts as may be required by Mortgagee, and provide the Mortgagee with the right to inspect such policy or In the event Mortgagors fail to obtain such insurance, the Mortgagee may obtain such insurance without prejudice to its right to foreclose hereunder by reason of this policies. detault solortgagee may make proof of loss if Mortgagors do not do so within 15 days of loss and the Mortgagee may, at its option, apply the proceeds either to reduce the indebtedness secured hereby or to restore or repair the property. All insurance obtained by Mortgagors shall name Mortgagoe as an insured and shall be endorsed so that Mortgagoe shall receive at least 10 days notice prior to cancellation and so that all proceeds of such insurance shall be paid to Morigagee as its inferest may appear.

(3) To pay to Mortgagee any sums expended by Mortgagee to cure any default by Mortgagors under provisions I and 2 above, together with interest thereon at the same rate of interest as provided in the Promissors Note secured hereby, such payment to be secured by this Mortgagee, at its option, may require Mortgagor to pay to Mortgagee onetwelfth el. 12th) of the annual real estate taxes and insurance premiums for the property, such sums to be held in escrow by Mortgagee and to be used to pay said taxes and premiums

To keep the premises in good order, repair and condition, reasonable wear and tear excepted, and to all a Mortgagee, at reasonable intres, to inspect the premises.

To pay to Mortgagee, at its option, the unpaid balance of the Promissors Note and any other obligations secured hereby, in the event the premises or any part thereof are con-Echined.

Form 79SC 7-82

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