## State of South Carolina,

County of \_\_\_GREENVILLE

THE R 10 HO MY 124

## TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

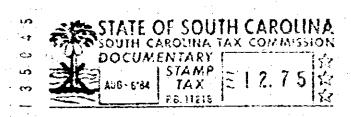
WHEREAS	S,N, we the said <u>Gar</u>	y R. Hediger	and Gail M. Hediger	, hereinafter
called Mortg	agor, in and by my, our	certain note	or obligation bearing even da	te herewith, stand indebted,
firmly held ar	nd bound unto the Citizen	s and Southerr	National Bank of South Carolin	na, <u>Greenville</u>
S. C., herein	nafter called Mortgagee,	the sum of $\frac{\$}{}$	42,498.83 plus inter	est as stated in the note or
			equal monthly installme	
day of	September	19	, and on the same date of each	successive month thereafter.
WHEREAS	S, the Mortgagor may here	eafter become	indebted to the said Mortgagee	for such further sums as may
			xes, insurance premiums, publi	
any other po		, in consideration	of the aforesaid debt, and in order to se	cure the payment thereof, and of any

other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at any time for advances made to or for his account by the Mortgagee at any time for advances made to or for his account by the Mortgagee at any time for advances made to or for his account by the Mortgagee at any time for advances made to or for his account by the Mortgagee at any time for advances made to or for his account by the Mortgagee at any time for advances made to or for his account by the Mortgagee at any time for advances made to or for his account by the Mortgagee at any time for advances made to or for his account by the Mortgagee

ALL that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, on the southwestern side of Sugar Creek Lane and being shown and designated as Lot No. 134 on plat entitled "Map No. 4, Section One, SUGAR CREEK", recorded in the RMC Office for Greenville County in Plat Book 5-D at Page 72 and having such metes and bounds as shown thereon, reference to said plat being made for a more complete description.

THIS is the same property as that conveyed to the Mortgagors herein by deed of Cothran & Darby Builders, Inc. recorded in the RMC Office for Greenville County in Deed Book 1041 at Page 196 on August 13, 1976.

THE mailing address of the Mortgagee herein is P. O. Box 1449, Greenville, S. C. 29602.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereatter attached, connected, or fitted thereto in any manner, it being the intention of the parties hereto that all fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever,

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 the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor further covenants and agrees as follows:

- (1) That this mortgage shall secure the Mortgagee for such further 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 covenants herein. 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 bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.
- (2) That it will keep the improvements now existing or hereafter erected 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 less 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 amounts as may be required by the Mortgagee, and in companies acceptable to it, and that all such policies and that it will pay all premiums Mortgagee, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgagee, and that it does hereby authorize therefor when due, 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 Mortgagee debt, whether due or not.
  - (3) That it will keep all improvements now existing or hereafter erected 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 necessary, 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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