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In the event of failure so to insure, or pay taxes, or assessments, or the prior encumbrances, or the interest thereon when due, the Lender may procure such insurance, or pay such taxes or assessments, or discharge or purchase any tax lien or title affecting said premises, or pay all prior encumbrances and the interest thereon from time to time; and all money so paid, the Borrower agrees to repay immediately without demand, and the same with interest thereon from the date of payment at the highest contract rate allowed by South Carolina law shall be so much additional indebtedness secured hereby.

It is agreed that the Borrower shall hold and enjoy the premises above conveyed until there is a default under this mortgage or in the note or any other indebtedness secured hereby. It is the true meaning of this instrument that if the Borrower shall fully perform all the terms, conditions, and covenants of this mortgage, and of the note secured hereby, this mortgage shall be utterly null and void; otherwise to remain in full force and effect. If there is a default in any of the terms, conditions or covenants of this mortgage, or of the note or any other indebtedness secured hereby, then, at the option of the Lender, all sums then owing by the Borrower to the Lender shall become immediately due and payable and this mortgage may be foreclosed. Should any legal proceedings be instituted for the foreclosure of this mortgage, or should the Lender become a party to any suit involving this mortgage or the title to the premises described herein, or should the debt secured hereby by or any part thereof be placed in the hands of an attorney at law for collection by suit or otherwise, all costs and expenses incurred by the Lender, and a reasonable attorney's fee, shall thereupon become due and payable, immediately or on demand, at the option of the Lender, as a part of the debt secured hereby, and may be recovered and collected hereunder.

It is further understood and agreed that this mortgage is junior to any prior recorded mortgage covering the within described premises.

STATE OF SOUTH CAROLINA, COUNTY OF GREENVILLE  
SATISFIED THIS 9th day of April, 1974. APR 16 1974

Attest D. Grace E. Blvd FIRST PIEDMONT BANK & TRUST CO.  
Witness Tonicek. Samuel ATTY. BY: D. C. E. Blvd  
Installation Loan Manager

The covenants, agreements and conditions herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrators, successors and assigns of the parties hereto.

FEB 7 1974  
19659  
RMC  
POSTAGE  
PAID 50.

GREENVILLE  
FILED  
2:55 PM  
APR 16 1974

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE ) PROBATE (Individual)

PERSONALLY appeared the undersigned witness and made oath that (s) he saw the within named Borrower sign, seal and as the Borrower(s) act and deed deliver the within written mortgage deed and that (s) he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this the  
7th day of Feb, A.D.  
1974  
D. Grace E. Blvd  
Notary Public for South Carolina  
My Commission Expires: March 7, 1979

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

PERSONALLY appeared the undersigned witness and made oath that (s) he saw the within named Corporation by its duly authorized officers, sign, seal and as the Corporation's act and deed deliver the within written mortgage deed and

Edith C. Budgeter 25941

Sandi Casey  
TO:  
First Piedmont Bank & Trust Co.  
Branch 1301  
Greenville, S.C.

Witness  
Dennis S. Tomlinson  
Notary Public

25941  
PAY OF APR 16 1974  
Dennis S. Tomlinson  
R. M. C. FOR GREENVILLE COUNTY, S. C.  
AT 2:55 O'CLOCK P.M. NO. 25941

4328-RV-2