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MORTGAGE

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WHEREAS, I (we) William J. & Virginia S. Hufflin

hereinafter called the mortgagor(s), is (are) justly indebted to Statewide Sales & Service, Inc.

hereinafter called the mortgagee(s) in the sum of $ 1332.00 payable in 36 equal installments of $ 37.00 each, commencing on the 6 day of Nov., 19 72, and falling due on the same day of each subsequent month, as is and by the said note and obligation thereof, reference thereunto being had, will more fully appear.

NOW, KNOW ALL MEN, that the mortgagor(s), in consideration of the said debt, and for the better securing the payment thereof, according to the conditions of the said note, which with its interest is hereby made a part hereof, and also in consideration of Three Dollars to the said mortgagor(s) in hand well and truly paid by the said mortgagee, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said mortgagee, its successors and assigns forever, the following described real estate:

LED
LE CO. S.C.
12 AM '72
Y RIDDLE
C.

LEGAL DESCRIPTION ON WILLIAM J. & VIRGINIA S. HUFFLIN:

ALL that certain lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the northeastern side of Sylvania Avenue just off Paris Mountain Road, being known and designated as Lot No. 16 on plat made by Dalton & Neves, Engineers, June, 1938, of Leawood property of C. N. Gaffney, Trustee, which plat is recorded in the R.M.C. Office for Greenville County in Plat Book "U", at pages 18 and 19, and having, according to said plat, such metes and bounds as shown thereon.

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TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

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

AND it is agreed by the said mortgagor(s) that a default in any payment when due shall at the option of the said mortgagee, its successors or assigns, render the whole indebtedness secured hereby immediately due and payable, and this mortgage may be foreclosed at any time thereafter.

AND IT IS AGREED, by and between the said parties, that the said mortgagor(s) shall be responsible for all taxes and assessments upon the said premises when the same shall become due and payable, and shall keep the buildings on said premises insured against loss or damage by fire, tornado or lightning in the amount of $ [illegible] in a company or companies satisfactory to the said mortgagee, and the policy or policies shall be held by the said mortgagee, and in default of payment of any such taxes, assessments or premiums, the said mortgagee may pay the same, and the amount so paid shall be added to the debt secured by this mortgage and be recoverable under this mortgage for the same or debt, with interest thereon from the date of payment.

AND IT IS AGREED, by and between the said parties, that if the said mortgagor(s) shall fail to perform any other condition of this mortgage, then the entire debt shall become due and payable at the option of the said mortgagee, its successors or assigns, although the period for the payment of the said debt may not then have expired.

AND IT IS FURTHER AGREED, by and between the said parties, that should legal proceedings be instituted for the foreclosure of this mortgage, or for any purpose involving this mortgage, it should be held valid in law and in the courts of any state, or the United States, by suit or otherwise, that any of the covenants assumed by the mortgagor(s) in this, their, successors or assigns, including a reasonable nonsuit, be held void, then the debt secured hereby, at the option of the mortgagee, its successors or assigns, shall immediately become due and payable as a penalty for such default.

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