\$1051 PAGE 427 MORTGAGE OF REAL ESTATE TO ALL WHOM THESE PRESENTS MAY CONCEAN STATE OF Saitth Carely County of Blaceworks $72\,$ tage $594\,$ Montar H Carrybell (hereinafter referred to as Mortgagor) is will and truly indebted unto TRIANGLE ALUMINUM INDUSTRIES, INC. (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated byrein by reference, in the sum of 60 Dollars (\$1749-187) due and payable WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes: NOW, KNOW ALL MEN. That the Mortgagor, in consideration of the aforesaid debt, and in order to secure 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 and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns: "ALL that certain piece, parcel or lot of land, with all improvements person, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of All Illes 12977 CCEPTAN ices to the same telonging in any way inches to the same telonging in any way inches to the same telonging all heating in any manner; it being the intention eschold furniture, be considered a part Togeti. plumbing, a the parties the real estate. The Mortgagor covenants that is lawfully has good right and is lawfully authorized to so all liens and encumbrances except as provided in the second of the temiles are free and clear of rapt 2d forever defend all and amound that the singular the said premises unto the Mor claiming the same or any part thereof. Sons whomsoever lawfully The Mortgagor further covenants and y'd hereafter, at the option of the (1) That this mortgage shall segare transcapes reason trained a Mortgagee, for the payment of taxes, instruce premiurs, with the seenants herein. This mortgage shall also so see the Writage Commy, be made hereafter to the Mortgager by the Writagee volting as the taxinal amount shown on the face hereof. At sums so advanced in all the shall be payable on demand of the Mortgagee unless otherwisity rounded.

(2) That it will keep the improvements now existing or threafter exercised the birtigaged property insured as may be tequired from time to time by the Mortgagee against loss by fire and any other hardily specified by Mortgagee, in any 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 Mortgagee, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgagee, anothat it will pay all plemiums therefor when due; and that it does hereby assign to the Mortgagee the proceeds of any policy instance to mortgage depth, whether due or not.

(3) That it will been all improvements now existing or hereafter exected in good recair, and in the case of a construction

(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,

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200