



50923-2

MORTGAGE

Amount Financed \$4700.00

1509-11111111

70-11111111

ANNUAL STATE THESE PRESENTS that Wong E. Jackson
12 Debra A. Jackson his wife
State of South Carolina wherein either one or more called the Mortgagor has become justly indebted to Southland Trader
City of Greenville County, State of S.C.
and 68 Seven Hundred Seventy-Eight
72 monthly installments the first installment being \$ 107.19 and the remaining installments being \$ 107.19

each with any unpaid balance due on the final payment due date, the first installment of which is payable one month from the date of the completion of certain property improvements
due to the order of the Mortgagor according to its tenor and effect, that certain promissory note or even date hereinafter made payable to the Mortgagor or to the order of the Mortgagor
owing by the Mortgagor to the Mortgagor prior to cancellation hereof, then this mortgage shall cease to terminate and be void otherwise to remain in full force and effect

The Mortgagor agrees and covenants to pay all taxes and special assessments against the property and agrees to pay all taxes levied under the laws of this
State on the indebtedness secured hereby. Mortgagor further covenants and agrees that he will at all times until the release of this mortgage keep in force a policy of
insurance on that portion of the mortgaged property which is insurable covering loss and damage by fire and the other casualties covered by the usual comprehensive
casualty insurance policy. Such policy shall be with an insurer acceptable to the Mortgagor in an amount not less than the balance owing upon the indebtedness secured
hereby with loss payable to the Mortgagor. In the event of loss, Mortgagor shall give immediate notice by mail to the Mortgagor and will make proof of loss if not made
promptly by the Mortgagor and each insurance company concerned is hereby authorized and directed to make payment of such loss directly to the Mortgagor instead of the
Mortgagor and Mortgagor jointly, but in the event any payment is made jointly, Mortgagor hereby authorizes Mortgagor to enclose his name on any check, draft or money
order as his attorney in fact. Upon payment for loss, the Mortgagor may at his sole option apply such proceeds to reduce the balance of the indebtedness, or to restore the
mortgage property. In the event the Mortgagor shall neglect or refuse to obtain said insurance or pay any taxes when due, then the Mortgagor may at his sole option
obtain such insurance or pay all such taxes or both, and all sums expended therefor are hereby secured by this mortgage and shall be due immediately from Mortgagor to
Mortgagor with interest at the rate of 5% per annum from the date of payment by the Mortgagor until paid.

The Mortgagor agrees and covenants that he will maintain the mortgaged property in good condition and will not commit or permit anyone else to commit waste
reasonable wear and tear excepted. Upon the failure of the Mortgagor to so maintain the mortgaged property, the Mortgagor may cause reasonable maintenance work to be
performed at the cost of the Mortgagor. Any such sum so expended shall be due immediately from Mortgagor with interest at the rate of 5% per annum from the date
expended until paid.

The Mortgagor hereby vests the Mortgagor with the full power and authority, upon the breach of any covenant or warrant herein contained, or upon any default
in the payment of any installment provided in said note or any renewal or extension thereof, or in the performance of any agreement herein contained, to declare the entire
indebtedness hereby secured, less unearned charges due and payable as provided by law, and to take possession of said property and proceed to foreclose
this mortgage in accordance with the law of this State. Should any legal proceedings be instituted for the foreclosure of this mortgage, or should the Mortgagor become a party
of any suit involving this Mortgage or the title to the premises described herein, or should the debt secured hereby or any part thereof be placed in the hands of any attorney
at law for collection by suit or otherwise, all costs and expenses incurred by the Mortgagor and a reasonable attorney's fee, nor in excess of the amount of the unpaid debt after
default, shall the same become due and payable immediately or within ten days of the action of the Mortgagor as a part of the debt secured, and may be recovered and
collected hereunder.

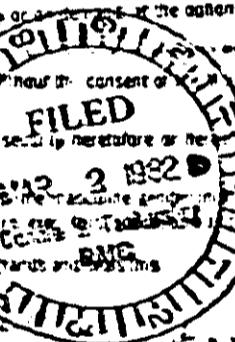
This mortgage may be assigned by the Mortgagor without the consent of the Mortgagor and where so assigned the assignee shall have the same rights and
privileges as the Mortgagor by the provisions of this mortgage.

This mortgage is in addition to any and all other security heretofore or hereafter given or obtained by the Mortgagor and is not in substitution or in lieu of any
other security.

In this mortgage, whenever the context requires, the masculine gender includes the feminine and/or neuter gender, and vice versa includes the plural. This mortgage
shall bind all parties hereto, their heirs, legatees and assigns, and their executors, administrators, and personal representatives.

In witness whereof the Grantors herein do sign and subscribe this day of March 1982

Wong E. Jackson
Debra A. Jackson
Signed in the presence of:
James J. Coggin
and
Lila A. Jackson



FILED

MAR 2 1982

DATE

By: Wong E. Jackson

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