Grover S. Parrish Jr.
Attorney at Law
201 E. North Street
GREENVILLE, SOUTH CAROLINA

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

SEP 30 1975

SARAH W. PAUL

TO

JAMES E. WALDREP

SATISFIED AND CANCELLED OF RECORD
30th DAY OF September 1982
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 2:00 P.M. O'CLOCK

Mortgage of Real Estate

I hereby certify that the within Mortgage has been
this 30th day of September
1975 at 11:59 A. M. recorded in
Book 1349 of Mortgages, page 912
As No. 84888

Register of Mesne Conveyance, Greenville County

W. A. Seybt & Co., Office Supplies, Greenville, S. C.
Form No. 142

4M-4/74

$ 31,000.00
Lot 68, Sycamore Dr., "Eastdale Development", Mauldin

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

SEP 30 1975

SEAL)
SEAL)
SEAL)
SEAL)
SEAL)

WITNESS the Mortgagor's hand and seal this 30th day of September, 1975

SIGNED, sealed and delivered in the presence of:

FILED
OCT 4 1982
R.M.C. O.S.C.

2:00 P.M.

The Mortgage Equities corporation and agents or affiliates

BOOK 1349 PAGE 912

(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, assessments, government, 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 Mortgagor by the Mortgagee at any time at the total indebtedness thus secured does not exceed the original amount shown in 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 all taxes, 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 Mortgagee, and have attached thereto loss payable clauses in favor of and in form acceptable to the Mortgagee, and that it will pay all premiums therefor when due, and that it will deliver to the Mortgagee the policies of insurance and renewals thereof as fast as issued, and that in case of loss it will immediately give notice to the Mortgagee, who may make proof of loss if not made promptly by the Mortgagor, and that each insurance company concerned is hereby authorized and directed to make payment for such loss directly to the Mortgagee, instead of to the Mortgagor and the Mortgagee jointly, and the insurance proceeds, or any part thereof, may be applied by the Mortgagee at its option either to the reduction of the indebtedness hereunder or to the restoration or repair of the property damaged. In event of foreclosure of this mortgage or other transfer of title to the mortgaged premises in extinguishment of the indebtedness secured hereby, all right, title and interest of the Mortgagor in and to all insurance policies then in force shall pass to the purchaser or grantee.

(3) That the Mortgagee may at any time after default in any of the terms of this mortgage, or in the event of default in the payment of the Mortgagor all sums then owing to the Mortgagee shall become immediately due and payable, and this mortgage may be foreclosed. Should any legal proceeding be instituted for the foreclosure of this mortgage, it should the Mortgagee become a party of any suit involving this Mortgage, or should the debt secured hereby, or any part thereof be placed in the hands of an attorney-at-law for collection, all costs and expenses incurred by the Mortgagee, including a reasonable attorney's fee, shall be payable on demand at the option of the Mortgagee, as a part of the debt secured hereby, and bear interest at the rate specified in the note evidencing the debt secured hereby.

(4) That the [illegible] hereby covenanted that there is a default under this mortgage or in the note secured hereby, or any other mortgage on the premises hereinabove described, or any other lien on the premises hereinabove described, the Mortgagee may, at its option, cure such default by payment of such sums as may be required to cure the default, and all such payments so made by the Mortgagee shall be added to the mortgage debt and bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee, and the Mortgagee may, at its option, foreclose this mortgage.

(5) That it will keep all 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 Mortgagee, and have attached thereto loss payable clauses in favor of and in form acceptable to the Mortgagee, and that it will pay all premiums therefor when due, and that it will deliver to the Mortgagee the policies of insurance and renewals thereof as fast as issued, and that in case of loss it will immediately give notice to the Mortgagee, who may make proof of loss if not made promptly by the Mortgagor, and that each insurance company concerned is hereby authorized and directed to make payment for such loss directly to the Mortgagee, instead of to the Mortgagor and the Mortgagee jointly, and the insurance proceeds, or any part thereof, may be applied by the Mortgagee at its option either to the reduction of the indebtedness hereunder or to the restoration or repair of the property damaged. In event of foreclosure of this mortgage or other transfer of title to the mortgaged premises in extinguishment of the indebtedness secured hereby, all right, title and interest of the Mortgagor in and to all insurance policies then in force shall pass to the purchaser or grantee.

(6) That it will keep the improvements now existing or hereafter erected on the mortgaged property free from any and all liens and rights to liens, materialmen and others governmental and municipal laws and ordinances affecting the said premises. That it will comply with all laws, public assessments and other governmental or municipal charges, fines or other impositions against the mortgaged premises. That it will comply with all governmental and municipal laws and ordinances affecting the said premises.

(7) That it hereby assigns all rents, issues and profits of the said mortgaged premises from and after any default hereunder, and agrees that, should legal proceedings be instituted pursuant to this instrument, any judge having jurisdiction in such proceedings may, at chambers or in vacation, appoint a receiver of the mortgaged premises with full authority to take possession of the premises, collect the rents, issues and profits, and to disburse a reasonable rental to the fund in the court and to be applied by the mortgagee and after deducting all charges and expenses attending such proceedings and the execution of its trust, which shall apply the residue of the rents, issues and profits towards the payment of the debt secured hereby.

(8) That if there is a default in any of the terms, conditions or covenants of the note secured hereby, then at the option of the Mortgagee all sums then owing to the Mortgagee shall become immediately due and payable, and this mortgage may be foreclosed. Should any legal proceeding be instituted for the foreclosure of this mortgage, or should the Mortgagee become a party of any suit involving this Mortgage, or should the debt secured hereby, or any part thereof be placed in the hands of an attorney-at-law for collection, all costs and expenses incurred by the Mortgagee, including a reasonable attorney's fee, shall be payable on demand of the Mortgagee, as a part of the debt secured hereby, and bear interest at the same rate as the mortgage debt.

(9) That the covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrators, successors and assigns of the parties hereto. Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the Mortgagor's hand and seal this 30th day of September, 1975

SIGNED, sealed and delivered in the presence of:

SEAL)
SEAL)
SEAL)
SEAL)
SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

Personally appeared before me [illegible] and made oath that [illegible] saw the within named [illegible] sign, seal and as their act and deed deliver the within written mortgage for the uses and purposes therein mentioned, and that [illegible] with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this [illegible] day of September, 1975

(SEAL)