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MORTGAGEE		REAL ESTATE MORTGAGE			FILED	
ASSOCIATES FINANCIAL SERVICES COMPANY OF SOUTH CAROLINA, INC.		GREENVILLE CO. S. C. 1425 PAGE 31			79 47	
4142 1948 AUGUSTA STREET GREENVILLE		SOUTH CAROLINA				
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ACCOUNT NUMBER	DATE	INTEREST RATE	ANNUAL PERCENTAGE RATE		2-25-83-20X	
060202-9 19	03-03-78 04-10-78 03-10-83	354.35	30.00			
MESSILUX, CLVIS. JR. RT 3 BOX 15 BRIDGE RD GREENVILLE SC 29609		DISBURSEMENTS	INTEREST PAYMENT	ADDITIONAL AMOUNT PAYABLE	5031.10	FINANCE CHARGES
		441.00	476.28	30.00	5762.70	
		JUNE	147.00	59	147.00	
						FILED

WITNESSETH Mortgagors jointly and severally grant, bargain, sell, convey and mortgage to Mortgagee, or successors and assigns, the said property hereinabove described as security for the payment of a note or notes due herewith in the total amount stated above.

The property hereby mortgaged, and described below, includes all fixtures, easements, appurtenances, rights, privileges, interests, rents, income,

profits, fixtures and appliances thereto attaching or in any wise thereto pertaining.

TO HAVE AND TO HOLD the said property hereinabove described, with all the fixtures and appurtenances thereto belonging, to the mortgagee, its successors and assigns, forever, and mortgagee hereby covenants that mortgagees are seized of good and sufficient title to the property in the simple and full authority to convey the same, that the title so conveyed is clear, free and unencumbered except as hereinabove appears and that mortgagees will forever warrant and defend the same unto mortgagee against all claims whatsoever except those prior encumbrances of the property shown.

If mortgagee shall fully perform all the terms and conditions of this mortgage and shall pay in full, in accordance with its terms, the obligations which this mortgage secures, then this mortgage shall be null, void and of no further force and effect.

MORTGAGORS AGREE to keep the mortgaged property, including the buildings and improvements thereon, in good condition, and to insure the same with an insurance company authorized to do business in the state of South Carolina, and to cause to insure a loss-payable clause in favor of Mortgagee as its interest may appear, in a sum not less than one hundred percent of the value of the property, or rents or income therefrom, or a sum not exceeding the amount of the principal and interest due and payable thereon, to secure the indebtedness, and to charge Mortgagee with premium therefore, or to make such arrangements as may be necessary to secure the same. Mortgagee agrees to be fully responsible for damage or destruction of the property by fire or other causes, and shall be advanced or expended by Mortgagee for the protection or preservation of the property, but in no event shall the amount so expended exceed the amount secured thereby. Mortgagee further agrees to pay all taxes, assessments, as well as expenses of insurance, taxes, and other charges which may be levied upon the mortgaged property when due in order that no lien superior to that of this mortgage be created thereon, and to pay all expenses which may be incurred by a lessor, subtenant to the lessee of this mortgage and existing on the date hereof, or thereafter, in connection with the exercise of the authority of Mortgagee to pay the same on their behalf and to charge Mortgagee with the same, and holding the same in trust for the benefit of the persons so entitled. Mortgagee shall not commit or allow waste on the mortgaged premises, and to keep the same in good repair, and to keep the same from becoming depreciated, to release, relinquish and waive all right of homestead and other rights to the mortgaged property.

If default be made in the terms or conditions of the note or notes hereby secured or of any of the terms of this mortgage, or in the payment of any installment when due, or if Mortgagee shall become bankrupt or insolvent or make an assignment for the benefit of creditors, or have a receiver appointed, or should the mortgaged property in any part thereof be attached, seized upon or seized, or if any of the representations, warranties or statements of Mortgagee herein contained be incorrect, or if the lessees or subtenants shall abandon the mortgaged property, or sell or attempt to sell all or any part of the same, then the whole amount hereby secured shall, at Mortgagee's option, become immediately due and payable, without notice or demand, and shall be collectible in a suit at law or by foreclosure of this mortgage. In any case, regardless of such enforcement, Mortgagee shall be entitled to the immediate possession of the mortgaged property with the rents, issues, income and profits therefrom, with or without foreclosure or other proceedings. Mortgagee shall pay all costs and attorneys' fees which may be incurred or paid by Mortgagee in connection with any suit or other proceedings. Mortgagee shall pay all costs and attorneys' fees which may be incurred or paid by Mortgagee in connection with any suit or other proceedings.

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