

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE, S.C.

RECORDED
JUL 23 1979
T. HANFERSLEY
R.M.C.

1472 33

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, Carolyn Louise Cochran

(hereinafter referred to as Mortgagee) has and truly received of SOUTHERN FINANCIAL SERVICES, INC.
P. O. Box 10242, Federal Station, Greenville, S. C. 29603

(hereinafter referred to as Mortgagor) as evidenced by the Mortgage promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

Eight Thousand Two Hundred and no/100----- Dollars \$2000.00 due and payable

In Eighty-four (84) consecutive monthly installments of One Hundred Fifty-three and 66/100 (\$153.66) dollars, beginning on July 27, 1979, and on the same day of each month thereafter until paid in full,

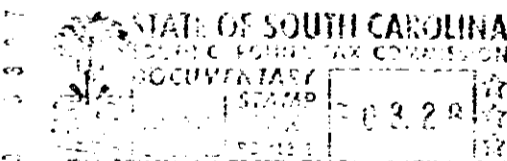
with interest thereon from June 27, 1979 at the rate of 14.00 per centum per annum, to be paid.

WHEREAS, the Mortgagor may hereafter hereunto be 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, and for any other purposes.

NOW, KNOW ALL MEN, that the Mortgagor, in consideration of the amount of debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagee 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 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 Mortgagee, who is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagor, his heirs, assigns and assigns:

All that certain piece, parcel or lot of land, with all improvements thereon, situate, lying in the State of South Carolina, County of Greenville, in Austin Township, being known and designated as Lot No. 139 of subdivision known as Pine Forest as shown on plat thereof prepared by Dalton & Neves, August, 1959, and recorded in the RMC Office of Greenville County in Plat Book QQ, Pages 106 and 107, reference to said plat being hereby craved for a more particular description.

This being the same property conveyed to the mortgagor herein and Thomas Randal Cochran by deed of Wooten Corporation of Wilmington which is recorded in the RMC Office for Greenville County in Deed Book 693 at Page 265 on February 28, 1962. Subsequently Thomas Randall Cochran conveyed his one-half undivided interest in and to the mortgagor herein by deed recorded on June 25, 1974 in Deed Book 1001 at Page 744.



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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fixed thereto, it being the intention of the parties hereto that all fixtures and equipment, other than the usual household furniture, fixtures and appliances, be and remain a part of the real estate.

TO HAVE AND TO HOLD, to and singularly the said Mortgagee, his heirs, assigns and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinafter described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend to and singularly the said Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same, or any part thereof.

The Mortgagor further covenants and agrees as follows:

(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, insurance premiums, 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 so long as the total indebtedness thus secured does not exceed the original amount shown on 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 it will keep the improvements now existing or hereafter created 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 does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgagee, to the extent of the balance owing on the Mortgage debt, whether due or not.

(3) That it will keep all improvements now existing or hereafter created 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, at its option, enter upon said premises, make whatever repairs necessary, including the completion of any construction work underway, and charge the expenses for such repairs or the completion of such construction to the mortgage debt.

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