

OCT 30 1972
\$2510
12785
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Mervin L. Cozzone
Donna M. Cozzone

14-334
TO 24660
MOTOR CONTRACT COMPANY
OF GREENVILLE, INC.
101 COLLINS
GREENVILLE, S.C.

Mortgage of Real Estate

I hereby certify that the within and foregoing is a true and correct copy of the original as recorded in the public records of Greenville County, S.C. on the 14th day of October 1972 at 11:55 AM. 1972
Mortgage, Public Records of Greenville County, S.C. No. 14-334
Recorder for State of South Carolina Greenville County
8,280.00
Lot 97, Cor. Bedford Lane & Strange Rd. Avon Plc.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove 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 herein specifically stated otherwise as follows:

This is a second mortgage, being junior only to that first mortgage given to Fidelity Federal Savings & Loan.

The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the 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 by the Mortgagee unless otherwise provided in writing.

(2) That it will keep 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 the Mortgagee, for an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgagee, and in companies of good standing that such policies and renewals thereof shall be held by the Mortgagee, and have attached thereto loss payable clauses in favor of, and in full discharge 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 of loss directly to the Mortgagee, to the extent of the balance owing on the Mortgagee debt, whether due or not.

L-1015C

GREENVILLE CO. S.C.
MAY 2 3 25 PM '72
DONNE S. TANKERSLEY
RECORDER

RECORDING FEE
PAID \$ 1.00

MAR 21 1973

MOTOR CONTRACT CO.
OF GREENVILLE

By

24660