

GREENVILLE CO. S. C.

MAR 12 11 55 AM 1973

CLERK OF COURT
S. C.

State of South Carolina,

COUNTY OF

To All Whom These Presents May Concern:

BOOK 14 PAGE 516

WHEREAS, I, Earle James Bruster
whose address is Travelers Rest Route # 1, City or Town of Travelers Rest
State of South Carolina hereinafter "Mortgagor," in and by a certain promissory note of even date herewith,
stand firmly held and bound unto Piedmont Construction Co.

hereinafter "Mortgage," in a penal sum equal to Forty Six & 13/100 Dollars

AND IT IS AGREED, by and between the said parties, that

1. Mortgagor shall place and continuously keep, on the buildings now or hereafter situate on said described property, fire and extended coverage insurance in an amount of not less than the amount which may from time to time be specified by Mortgagee in such insurance company as may be approved by Mortgagee; provided, however, that if Mortgagee shall at any time be obligated to maintain fire and extended coverage insurance on said buildings, Mortgagee shall be excused from performance of this obligation to the extent of any such duplicate coverage. All insurance policies of Mortgagee shall contain the usual standard mortgagee clause making the loss under said policies payable to Mortgagee as its interest may appear; and every such policy and all renewals thereof shall be promptly delivered to and held by Mortgagee, together with receipt for the premium thereon. Mortgagee shall have the right to adjust with the insurer any loss under any such policy, and any such adjustment shall be conclusive on Mortgageor. Mortgagee shall have the right to receive and collect all proceeds paid on any claim under any such policy, to endorse Mortgageor's name to any check or other instrument of payment, and to apply such proceeds in payment of any amount due under this mortgage and the note secured hereby and any expenses incurred by Mortgagee in processing any claim under any such policy. Mortgagee shall pay to Mortgageor the balance of the proceeds, if any, remaining after making the aforesaid deductions.

Handwritten note:
Should be
Mortgagee's name only

"The debt for which this mortgage was given to secure having been paid in full, this mortgage and the note it secures is hereby declared forever satisfied." Dated at Greenville, South Carolina, on this the 12th day of March, 1973.

In the presence of: 25662
David L. James
C. Peter Cyle

Earle James Bruster
Mortgagor
Notary Public
GREENVILLE CO. S. C.
FILED

