

FILED

NOV 13 1983

13 1300

13 1300

13 1300

13 1300

13 1300

13 1300

13 1300

13 1300

13 1300

13 1300

13 1300

13 1300

13 1300

13 1300

13 1300

13 1300

13 1300

13 1300

13 1300

13 1300

13 1300

13 1300

13 1300

13 1300

13 1300

13 1300

13 1300

13 1300

13 1300

13 1300

13 1300

13 1300

13 1300

13 1300

13 1300

13 1300

13 1300

13 1300

MORTGAGE

Amount Financed 3235.00
Doc. 132
83 PAGE 228
Greenville

William T. Cox
his wife BOCK

KNOW ALL MEN BY THESE PRESENTS that
Florence B. Cox

S. Tank State of South Carolina, hereinafter whether one or more called the "Mortgagor", has become justly indebted to Southland Trane
F.M.C. of Greenville, County State of South Carolina, hereinafter called the "Mortgagee", in the sum of Five Thousand

Seven Hundred Ninety Nine 36/100 Dollars \$799.36 evidenced by a promissory note of even date herewith in the total amount set forth above, payable
84 monthly installments the first installment being \$ 69.04 and the remaining installments being \$ 69.04

each with any unpaid balance due on the final payment due date, the first installment of which is payable one month from the date of the completion of certain property improvements
made pursuant to a home improvement sales contract between Mortgagor and Mortgagee dated May 24, 1980 unless a different first payment date is inserted
here and the remaining installments payable on like date of each month thereafter until fully paid, together with late charges, court costs,
collection expenses, attorney fees, interest after maturity, and all terms, conditions and stipulations provided for in said note.

NOW for and in consideration of the aforesaid indebtedness and to secure the prompt payment of the same, Mortgagor has bargained and sold and does hereby
grant, bargain, sell and convey unto the said Mortgagee, his successors and assigns, the following described by or parcel of land situated in Greenville,
County State of South Carolina to wit:

Sharon E. Dey
Deborah A. Brumpton
Jacqueline D. Low
witness

NOV 15 1983
PAID
Finance America Corporation
10/19/83
DATE
Finance America Corp

FILED
NOV 15 1983
Donnie S. Tankersley
1505 PAGE 187

Together with all rights, members, privileges, hereditaments and appurtenances belonging or appertaining Mortgagor agrees to warrant and forever be
bind all and singular the said premises unto the said Mortgagee, his successors and assigns, from and against said Mortgagor, his heirs, executors, administrators and assigns
and all other persons whomsoever lawfully claiming or to claim the same or any part thereof, and Mortgagor hereby covenants and warrants that he has a fee simple
to said property free from all encumbrances except

TO HAVE AND TO HOLD all and singular the aforesaid and bargained premises unto the Mortgagee forever, provided always that if the Mortgagor shall and will
pay to the order of the Mortgagee, according to its tenor and effect, that certain promissory note of even date herewith and secured hereby and any other sums which become
owing by the Mortgagor to the Mortgagee prior to cancellation hereof, then this mortgage shall cease, terminate and be void, otherwise to remain in full force and effect.

The Mortgagor agrees and covenants to pay all taxes and special assessments against the property and agrees to pay all taxes levied under the laws of this
State on the indebtedness secured hereby. Mortgagor further covenants and agrees that he will at all times until the release of this mortgage keep in force a policy of
insurance on that portion of the mortgaged property which is insurable covering loss and damage by fire and the other casualties covered by the usual comprehensive
casualty insurance policy. Such policy shall be with an insurer acceptable to the Mortgagee, in an amount not less than the balance owing upon the indebtedness secured
hereby, with loss payable to the Mortgagee. In the event of loss, Mortgagor shall give immediate notice by mail to the Mortgagee, who will make proof of loss if not made
promptly by the Mortgagor, and each insurance company concerned is hereby authorized and directed to make payment of such loss directly to the Mortgagee instead of the
Mortgagor and Mortgagor jointly, but in the event any payment is made jointly, Mortgagor hereby authorizes Mortgagee to endorse his name on any check, draft or money
order as his attorney in fact. Upon payment for loss, the Mortgagee may at his sole option apply such proceeds to reduce the balance of the indebtedness, or to restore the
mortgage property. In the event the Mortgagor shall neglect or refuse to obtain said insurance or pay any taxes when due, then the Mortgagee may at his sole option
obtain such insurance or pay all such taxes or both, and all sums expended therefor are hereby secured by this mortgage and shall be due immediately from Mortgagor to
Mortgagee with interest at the rate of 6% per annum from the date of payment by the Mortgagee until paid.

The Mortgagor agrees and covenants that he will maintain the mortgaged property in good condition and will not commit or permit anyone else to commit waste
reasonable wear and tear excepted. Upon the failure of the Mortgagor to so maintain the mortgaged property, the Mortgagee may cause reasonable maintenance work to be
performed at the cost of the Mortgagor. Any such sum so expended shall be due immediately from Mortgagor with interest at the rate of 6% per annum from the date
expended until paid.

The Mortgagor hereby vests the Mortgagee with the full power and authority, upon the breach of any covenant or warrant herein contained, or upon any default
in the payment of any installment provided in said note or any renewal or extension thereof, or in the performance of any agreement herein contained, to declare the entire
indebtedness hereby secured, less unearned charges, due and payable as provided by law and to take possession of said property and proceed to foreclose
this mortgage in accordance with the law of this State. Should any legal proceedings be instituted for the foreclosure of this mortgage or should the Mortgagee become a party
of any suit involving this Mortgage or the life to the premises described herein, or should the debt secured hereby or any part thereof be placed in the hands of any attorney
at law for collection by suit or otherwise, all costs and expenses incurred by the Mortgagee, and a reasonable attorney's fee, not in excess of 15% of the unpaid debt after
default, shall thereupon become due and payable immediately or on demand, at the option of the Mortgagee, as a part of the debt secured hereby, and may be recovered and
collected hereunder.

The Mortgagor if more than one, all mortgagors, hereby waives and relinquishes all rights of exemption and homestead.

This mortgage may be assigned by the Mortgagee without the consent of the Mortgagor and when so assigned, the assignee shall have all of the rights and privileges
given to the Mortgagee by the provision of this mortgage.

This mortgage is in addition to any other lien or security heretofore or hereafter given or obtained by the Mortgagee and is not in satisfaction or in lieu of any
other lien or security.

In this mortgage, wherever the context so requires, the masculine gender includes the feminine and/or neuter, and the singular includes the plural. This mortgage
shall bind all parties hereto, their heirs, legatees, administrators, executors, successors and assigns.

In witness whereof the Grantors hereunto set their hands and seals this 24 day of May, 1980
Signed in the presence of
Emily J. Dyer
Ray J. Coggins
William T. Cox
Florence B. Cox

SC70 - 2 UN1380 1228

4.0001

2000-D
540
1505 PAGE 187