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JUL 1 & 1969 Mrs. Co. Josephili R. D. C. Deed - South Carolina - Jim Walter Corporation

STATE OF SOUTH CAROLINA

COUNTY OF	•	Gre	onvi	11

Ray C. Peace And Juanita L. Peace. His Wife WHEREAS

CORPORATION, hereinster cold the Montagor, are well and truly indebted to JIM WALTER evidenced by a certain promissory note in writing of even data herewith, which note is made a part hereof and herein incorporated by reference, monthly installments of Ninty Nine & IO/IOO first installment being due and payable on or before the 5 Th. day of October with interest at the rate of six per cent (6%) per annum from the date of papurity of said note until paid, and said Mortgagor having further promised and agreed to pay ten per cent (10%) of the whole amount due for attorney's fee, if said note be collected by attorney or through legal proceedings of any kind, reference being thereunto had will more fully appear.

NOW, KNOW ALL MEN, That the said Mortspagor, in consideration of the said debt and sum of money aforestal, and for bener securing the payment thereof, according to the terms and tenor of said note, and also in consideration of THREE (\$3.00) DOLLARS to them in hand well and truly paid at and before the tealing and delivery of these presents, the receipt whereof is hereby definoveleded, have general, buggined, and and released, and by these presents do grant, bargain, sell and release unto the said Mortspage, all that teact or too I had Jing, being and situated Greenville

County, State of South Carolina and described as follows, to-wit;

BEGINNING at a point in the center of a dirt road, thence North 39-09 West 85.7 feet to a point; thence North 53-19 West 164.3 feet to a point; thence North 70-51 East 490.4 feet to point; thence South 62-44 East 255 feet to a point; thence South 66-40 West Wis. 8 feet to point of BEGINNING.

TOGETHER WITH all and singular the ways, casements, ripatian and other tights, and all tenements, herelitaments and appartenances theremote belonging or in anywise appetraining, and all buildings, stuctures and other importenents now on said land or that hereafter may be erected or placed thereon, and all fixtures attached thereto and all tents, income, issues and profits accruing and to accrue therefrom.

TO HAVE AND TO HOLD the above described property unto Mortgagee, his helts, successors, and assigns forever.

Mortgagot hereby covenants with Mortgagee that Mortgagot is indefessibly seized with the absolute and fee simple title to said property; that Mortgagor hereby covenants with Mortgagoe that Mortgagor is indeteasibly teited with the absolute and fee simple title to said property; that Mortgagor has full power and lawful subtonity to sell, convey, assign, transfer and mortgage the armore, that it shall be fault for Mortgagoe at any time hereforte practably and quelity to enter upon, have, hold and entipy said property and every part thereof; that said property is free and distinsted from all liens, encumbrances and claims of every kind, including all taxes and assessment; that Mortgagor will, at his own expense, make who other and further instruments and assurances to vest absolute and fee simple title to said property in Mortgagor will, and his beirs, legal representatives and successors shall, warrant and defend the title to said property unto Morigagee against the lawful claims and demands of all persons whomsoever.

PROVIDED ALWAYS, and these presents are upon these express conditions, that if the said Mortgagor shall promptly, well and truly pay to the Mortgagee the said debt or sum of money aforesaid, according to the true intent and tenor of said note, and until full payment thereof, or any me Marigagee the said debt or sum of money aloresaid, according to the true intent and tenor of said note, and until full payment thereof, or any extensions or renewals thereof in whole or in part, and payment of all other indebtedness or liability that may become due and owing hereunder and secured hereby, shall faithfully and pountply comply with and perform eath end every other coverant and provision herein on the 'part of the Mortegapor to be compiled with and performed, then this deed of bargain and sale shall cease, determine, and be unterly void; otherwise to remain in full force and virtue.

And Mortgagor hereby covenants as follows:

To keep the buildings, structures and other improvements now or hereafter executed or placed on the premises insured in an angulant hot loss than the principal amount of the none aforestaid against all loss or damage by fire, windstorm, tornado and water damage, as may be required the Mourgaper, with loss, if any, payable to the Mortgapee as this interest may appear, to deposit with the Mortgapee policite with standard the Mourgapee, without contribution, evidencing such insurance; to keep said prefusites and all improvements thereon in fure class tondition and repair, in case of loss, Mourgapee in sinkholtand to collect repair, in case of loss, Mourgapee in sinkholtand to collect repair, in case of loss, Mourgapee in pulpit the same, and receipt for any such insurance money and to apply the same, a Mourgapee in of the indevidence thereby seckied, whether when the contribution of the indevidence to the properties of the contribution of the indevidence to the loss of the contribution of the indevidence to the loss of the contribution of the indevidence that the loss need for the full amount courted tearthy. other property without affecting the lien hereof for the full amount secured hereby.

It is further covenanted that Mottgage may (but shall not be oblivated so to do) advance moneys that should have been paid by Mottgagor hereunder in order to prosent the lieu or security hereof, and Mottgagor agrees without demand to forthwith repay such moneys, which amount shall nereunder in order to protect the nen or security nervor, and solutiogness access without section to forthwin relay such moores, which amount shall be considered as so much additional bear interest from the date so advanced until paid at the rate of its per cent (6%) per annum and shall be considered as so much additional indebtedness secured hereby; to no payment by Mortecace of any such moneys shall be deemed a waiver of Mortgagee's right to declare the principal sum due hereunder by reason of the default or violation of Mortgager in any of his covenants hereunder.

Mortgagor further covenants that granting any extension or extensions of the time payment of any part or all of the total indebtedness or liability secured hereby, or taking other or additional security for payment thereof, shall not affect this mortgage or the tights of Mortgagee hereunder, or operate as a release from any liability upon any part of the indebtedness hereby secured, under any covenant herein contained.