GREENVILLE CO. S. C.

MORTGAGE

DEC 18: 12 12 PH '72

ELIZABETH RIDDLE

BOOK 1260 PAGE 531

BRICK HOMES, INC THIS INSTRUMENT WAS PREPARED BY MORTGACEE (SELLER'S MAME)

P.O. Box 5871

Greenville

MORTGAGOR(5): LAST BAME Clark

Arthur

Della M. Charles

ISELLER'S ADDRESS

That buyer (hereinaster referred to as mortgagor), hereby mortgages, warrants, grants, bargains, sells and conveys unto seller (hereinaster referred Greenville state of South Catolina, to wil mortgagee), the following described real estate in the county of _

ALL that certain piece, parcel or lot of land, situate, lying and being in Oaklawn Township, County of Greenville, state of South Carolina and being the same lot or tracts conveyed to Author Charles Clark by Ethyl C. Holcombe by deed dated July 17, 1971 and recorded in the RMC Office for Greenville County, July 19, 1971 in Deed book 920 at page 539 and being such mets and bounds as shown therein.

U together with all buildings and improvements now or hereafter erected thereon and all screens, shades, storm sash and blinds, and heating, lighting, plumbing, together with all buildings and improvements now or hereafter erected thereon and all screens, shades, storm sash and blinds, and heating, lighting, plumbing, to together with all buildings and improvements now or hereafter erected thereon and all screens, shades, storm sash and blinds, and heating, lighting, plumbing, which is referred to the property above described, all of which is referred to

TO HAVE AND TO HOLD said land and premises, with all the rights, privileges and appurtenances thereto belonging, to mortgagee and his heirs, executors, administrators, successors and assigns, for the use and purposes following, and none other:

Mortgagor also assigns to Mortgagee all rents, issues and profits of said premises, reserving the right to collect and use the same, with or without taking possession of the premises, during continuance of default hereunder, and during continuance of such default authorizing Mortgagee to enter upon said premises and/or collect and enforce the same without regard to adequacy of any security for the indebtedness hereby secured by any lawful means including appointment of a receiver in the name of any party hereto, and to apply the same less costs and expenses of operation and collection, including reasonable attorney's fees, upon any indebtedness secured hereby, in such order as Muftgagee may determine

FOR THE PURPOSE OF ____, as provided in accordance with the terms and provisions of a time sale contract contract, in the sum of \$ June 22, 1972 betewith executed by mortgagor and payable to mortgagee to which time sale contract reference is hereby made. (3) The payment of any money that may be advanced by the Mortgagee to Mortgagor for any reason or to third parties where the amounts are advanced to protect the security or in accordance with the covenants of this Mortgage

All payments made by Mortgagor on the obligation secured by this Mortgage shall be applied in the following order

HRST. To the payment of taxes and assessments that may be levied and assessed against said premises, ansurance premiums, repairs, and all other charges expenses agreed to be paid by the Mortgagor

SLCOND. To the payment of said time, sale contract

TO PROTECT THE SECURITY HEREOF, MORIGAGOR COVENANTS AND AGREES (1) To keep said premises insured against fire and such other casualties as the Mortgagee may specify, up to the full value of all improvements for the protection of Mortgagee in such amounts, and in such companies as Mortgagee may from time to time approve, and to keep the policies therefor, properly endorsed, on deposit with Mortgagee, and that loss proceeds (less expenses of collection) shall, at Mortgagee's option, be applied on said indebtedness, whether due or not or to the restoration of said improvements. In event of loss Mortgagor will give immediate notice by mail to the Mortgagee who may make proof of loss if not made promptly by Mortgagor, and each insurance company concerned is hereby authorized and directed to make payment for such loss directly to Mortgagor instead of Mortgagor (2) To pay all taxes and special assessments of any kind that have been or may be levied or assessed upon said premises, or any part there of (3) In the event of default by Mortgagor under Paragraphy I or 2 above. Mortgaged at its option (whether electing to declare the whole indebtedness secured hereby due and collectible or not), may (a) effect the insurance above provided for and pay the reasonable premiums and charges therefor, (b) pay all said taxes and assessments without determining the validity thereof, and (c) pay such bens and all such disbursements, with interest thereon from the time of payment at the highest rate allowed by law, and such disbursements shall be deemed a part of the indebtedness secured by this Mortgage and shall be immediately due and payable by Mortgagor to Mortgagee (4) To keep the buildings and other improvements now or hereafter erected in good condition and repair not to commit or suffer any waste or any use of said premises contrary to restrictions of record or contrary to laws ordinances or regulations of proper public authority, and to permit Mortragee to enter at all reasonable times for the purpose of inspecting the premises, not to remove or demolish any building thereon, to complete within time Hundred Fighty (180) Days of restore promptly and in a good and workmanlike manner any building which may be constructed damaged or destroyed thereon and to pay when due all claims for labor performed and material turnished therefor (5) That the time of payment of the indebtodings hereby secured or of my portion thereof may be extended or renewed and any portions of the premises herein described may without notice be released from the tien hereof a though releasing or affecting the personal liability of any person or corporation for the payment of said indebtedness or the field of this instrument upon the renear for all said premises for the full amount of said indebtedness then remaining unpaid, and no change in the ownership of said premises shall release reduce or observes affect any such personal liability on the lien hereby created (6) Mortgagor hereby fully and absolutely waives and releases all rights and James be or show as fease in or to said premises as a homestead exemption now existing of which may hereafter be established, or any right in the nature of dower or curticis, or any start of the

II IS MULICALLY AGREED THAT. (In 0) the Mortgagor shall full or neglect to pay installments or said. I me Sale Contract as the care of a reserve of the become due or upon default in performance of any agreement hereunder or upon sale or other disposition of the premises by Morgagor with our written opposition of the Mortgages or upon contracting without Mortgages spring written consent for any home improvement which could of not paid for a script of a for-Mechanics Lieu or should any action or proceeding by tiled in any court to entotes any heavier claim against or interest in the origins of the all care on the court of the origins of the court of the origins of the o Mortgagor to the Mortgago, under this Mortgago or under the Time Nale Contract secured hereby shall immediately become due and pay 400, at the age-Mortgages on the application of the Mortgages of Assignes of any other person who may be entitled to the morrey day thereon and attended to the mortgage will be subject to foreclosure as now provided by law in case of past due mortgages, and the said Mortgages, agents or assigns obtain to any or take powersion of the premises hereby conveyed, and with or without first taking possession, after giving twenty one days motion by publishing or a significant property of the premises hereby conveyed, and with or without first taking possession, after giving twenty one days motion by publishing or for three consecutive weeks, the time-place and terms of sale by publication in some newspaper published in said Course, and State (al.) to sain parells of en masse as Mortgagee, agents or assigns deem best, in front of the Court House door of said counts, for the docor of the court of the docor of the docor of the court of the docor of the do beated at public outers, to the highest hidder for cash, and apply the proceeds of the sale. First to the system of advertising with a and or halling a regionable attention of leg and any evidence of fittle produced in control tion with such sale Newsort, to the present of a least being specified or that it may then be necessary to expend in paying insurince, taxes on other incomitrances with other 2000 co. indet to the date of suit (A suit care) shall or shall not have fully mature? at the date of suit care و middle to the suit care. و الله المرود d 1 H 1. sale, and Equity the Falance of any to be furned over to said Mortgagor and undersigned forther agriculture on Micraago cape to each sale and purchase said property, if the highest hidder therefor,

(2) Multipage agrees to suffering possession of the hereinabore described promises to the Publisher at the atomism such some diagram and exent such procession has feel previously been surrendered by Mortgague and for failure to surrender possession will pay to Put have to value of the promises during or after the redemption period

in the thorough said primities are wild by Mortgagee Mortgager shall be hable for any deficiency remaining a first calculous conservation and prise. It is such safe to the indichledness we used and to the expenses of conducting said safe including after each of a configuration.