MORTGAGEE			R	EAL ESTATE M	ORTGAGE				
ASSOCIATES FINANCIAL SERVICES COMPANY OF SOUTH CAROLINA 1142 1948 AUGUSTA STREET GREENVILLE					NC. SOUTH CAROL	INA	pnp. 112	1 PROF 8	60
060190-2		02-17-78			ANNUAL PER	CENTAGE	21.92		
Partinghi, by			46.96 ALTES		RATE		851.29	← FIN	NANC
RT 4 ALTA	LARA VISTA CIR			119.02		1	7280.71		
TRATELERS	REST SC	29690 POLITAGE	CLARA	37:00	335	87.00	3132.00	-	
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TRAFELERS	REST SC	29690 POUTES	CLARA	37:00	3 3	87.00	3132.00	-	

WITNESSETH, Mortgagors jointly and severally grant, bargain, sell, convey and mortgage to Mortgagee, its successors and assigns, the real property hereinafter described as security for the payment of a note of even date herewith in the total amount stated above.

The property hereby mortgaged, and described below, includes all tenements, easements, appurtenances, rights, privileges, interests, rents, issues, profits, fixtures and appliances thereunto attaching or in any wise thereunto appertaining.

TO HAVE AND TO HOLD the said property hereinafter described, with all the privileges and appurtenances thereunto belonging unto mortgages, states successors and assigns, forever, and mortgagors hereby covenant that mortgagors are seized of good and perfect title to said property in fee simple and have authority to convey the same, that the title so conveyed is clear, free and unencumbered except as hereinafter appears and that mortgagors will forever warrant and defend the same unto mortgagee against all claims whatspever except those prior encumbrances, if any, hereinafter shown

If mortgagors shall fully perform all the terms and conditions of this mortgage and shall pay in full in accordance with its terms, the obligations wish this mortgage secures, then this mortgage shall be null live d and of no further force and effect.

MORTGAGORS AGREE To keep the mortgaged property, including the buildings and improvements thereon fully insured at all times against all hazards with an insurance company authorized to do business in the State of Shuth Carbinal acceptable to Mortgagee, which policy shall contain a loss-payable clause in favor of Mortgagee as its interest may appear, and if Mortgagors fall so to do they hereby authorize Mortgagee to insure or renew insurance on said property. In air in not exceeding the amount of Mortgagors indeptedness for a period not exceeding the term of such indeptedness, and to charge Mortgagors with premium thereon with a advision premium to Mortgagors indeptedness, it Mortgagors agree to be fully responsible for damage or loss resulting from any cause whatsoever. Mortgagors agree that any sums advanced or expended by Mortgagee for the protection or preservation of the property shall be repaid upon demand and if not so paid shall be secured hereby. Mortgagors further agree. To pay all takes, assessments, bits for repairs and any other expenses incident to the ownership of the mortgaged property when due in order that no lied superior to that of this mortgage and to pay, when due all instances of inferest and principle in account of any indeptedness which may be secured by allen superior to the lied of this mortgage and existing or the date hereof. If Mortgagors fall to make any of the foregoing payments, they hereby authorize Mortgagee to pay the same on their behalf and to charge Mortgagors with the amounts so paid, adding the same to Mortgagors indeptedness secured hereby. To exercise due dispende in the operation, management and occupation of the mortgaged property and improvements thereon, and not to commit or allow waste on the mortgaged premises, and to keep the mortgaged property and improvements thereon, and not to commit or allow waste on the mortgaged premises, and to keep the mortgaged property.

if default be made in the terms or conditions of the idebt or debts nereby secured or of any of the terms of this mortgage or in the payment of any instalment when due or if Mortgagors shall become bankfupt or insolvent, or make an assignment for the benefit of creditors or have a receiver appointed or should the mortgaged property or any part thereof be attached levied upon or seized or if any of the representations, warranties or statements of Mortgagors herein contained be incorrect or if the Mortgagors shall bandon the mortgaged property, or self or attempt to self all or any part of the same, then the whole amount hereby secured shall at Mortgagee's option, become immediately due and payable, without notice or demand, and shall be collectible in a suit at law or by foreclosure of this mortgage. In any case regardless of such enforcement, Mortgagee shall be entitled to the immediate piossess on of the mortgaged property with the rents issues income and profits thereform, with or without foreclosure or other proceedings. Mortgagors shall pay all costs and attorneys fees which may be incurred or paid by Mortgagee in connection with any suit or proceedings. Mortgagors hall pay to Mortgagee in addition to taxable costs a reasonable amount as attorneys, fees and a reasonable fee for the search made and preparation for such foreclosure together with all other and further expenses of foreclosure and sale, including expenses, fees and payments made to prevent or remove the imposition of tiens or claims against the property and expenses of upkeep and repair made in order to place the same in a condition to be sold.

No failure on the part of Mortgagee to exercise any of its rights hereunder for defaults or breaches of covenant shall be construed to prejudice its rights in the event of any other or subsequent defaults or breaches of covenant, and no delay on the part of Mortgagee in exercising any of such rights shall be construed to preclude it from the exercise thereof at any time during the continuance of any such default or breach of covenant, and Mortgagee may enforce any one or more remedies hereunder successively or concurrently at its option

All rights and obligations nereunder shall extend to and be binding upon the several heirs, successors, executors, administrators and assigns of the parties hereto.

The plural as used in this instrument shall include the singular where applicable

The real property hereby mortgaged is located in Greenville

County, State of South Carolina, and is described as follows being shown and designated as Lot Number 46 of Coleman Heights on plat recorded in Plat Boook KK at Page 49 of the RMC Office for Greenville County. This is the same property conveyed to the Mortgagors by deed of Marion S. Gilbert recorded January 16, 1962 in Deed Book 690 at Page 343, RMC Office for Greenville County.

Title to said property is clear, free and unencumbered except: (state exceptions, if any)

IN WITNESS WHEREOF, Mortgagors have executed this mortgage on the day above showing

Jatura & Jotitche

Clara

(SEAL) Wortgagor

(SEAL)

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