MORTGAGEE

REAL ESTATE MORTGAGE

ASSOCIATES FINANCIAL SERVICES COMPANY OF SOUTH CAROLINA, INC.

4142 1949 AUGUSTA STREET GREENVILLE SOUTH CAROLINA

BOOK 1424 PAGE 765

BRANCH CODE STREET ADDRESS CITY AND STATE

ACCOUNT NUMBER	DUE	DATE OF LOAN	FIRST PAYMENT DATE	LAST PAYMENT DATE		
060193-8	03	02-24-78	04-03-78	03-03-85	ANNUAL PERCENTAGE RATE →	18.00 %
MORTGAGOR		ACC. CHARGES FEES			TOTAL OF SMALLER INTEREST CHARGE	5317.51 ← FINANCE CHARGE
BYCE,CLARENCE J B		514.92				
35 BUTTERNUT DRIV		DEBT TIME CHG PREV 858.48	CREDIT LIFE INS PREV NONE	DAMAGE INS PREV	FILING INS PREV	AMOUNT FINANCED 6946.49
GREENVILLE SC	29609	PAYMENT DATE DAYS	146.00	85	146.00	TOTAL OF PAYMENTS 12264.00
CO-MAKER						

[redacted]

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 mortgagee, its 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 whatsoever 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 which this mortgage secures, then this mortgage shall be null 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 South Carolina acceptable to Mortgagee, which policy shall contain a loss-payable clause in favor of Mortgagee as its interest may appear, and if Mortgagors fail so to do, they hereby authorize Mortgagee to insure or renew insurance on said property in a sum not exceeding the amount of Mortgagors' indebtedness for a period not exceeding the term of such indebtedness and to charge Mortgagors with premium thereon or to add such premium to Mortgagors' indebtedness if Mortgagee elects to waive such insurance 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 taxes, assessments, bills for repairs and any other expenses incident to the ownership of the mortgaged property, when due in order that no lien superior to that of this mortgage and not now existing may be created against the property during the term of this mortgage and to pay when due all instalments of interest and principal on account of any indebtedness which may be secured by a lien superior to the lien of this mortgage and existing on the date hereof If Mortgagors fail 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' indebtedness secured hereby To exercise due diligence 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, in its present condition and repair, normal and ordinary depreciation excepted To release, renounce and waive all right of homestead and dower in and to the mortgaged property

If default be made in the terms or conditions of the debt or debts hereby secured or of any of the terms of this mortgage or in the payment of any instalment when due or if Mortgagors shall become bankrupt 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 abandon the mortgaged property, or sell or attempt to sell 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 possession of the mortgaged property, with the rents, issues, income and profits therefrom, with or without foreclosure or other proceedings Mortgagors shall pay all costs and attorney's fees which may be incurred or paid by Mortgagee in connection with any suit or proceeding to which it may be a party by reason of the execution or existence of this mortgage and in the event of foreclosure of this mortgage, Mortgagors will 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 liens 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 hereunder 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 18 of Chestnut Hills on plat recorded in Plat Book GG at Pages 34 & 35 of the RMC Office for Greenville County. This is the same property conveyed to the Mortgagors by deed of Robert E. and Billie G. Taylor recorded December 31, 1968 in Deed Book 859 at Page 28.

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 shown

D K Sanders — Clarence J. B. Boyce (SEAL) Mortgagor

Witness

Patricia Austin — Doris Boyce (SEAL) Mortgagor

Witness

666127 REV. 9-76

ORIGINAL

4328 RV.2