STATE OF SOUTH CAROLINA) COUNTY OF GREENVILLE GREEL FEO. S. 6 MOREGAGE OF REAL ESTATE July 2 18 PH 179

Raymond L. Meade and Jankser. Meade WHEREAS,

SOUTHERN FINANCIAL SERVICES, INC. (hereinafter referred to as Mortgagor) is well and truly indebted unto

P. O. Box 10242, Pederal Station, Greenville, S. C.

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

Eleven Thousand Six Hundred Seventeen and 33/100- Deliant 11,617.33

In Ninty-six (96) consecutive monthly installments of Two Hundred One and 80/100 (\$201.80) dollars, beginning August 13, 1979, and on the same day of each month thereafter until paid in full,

with interest thereon from

July 13, 1979

at the rate of 14.00

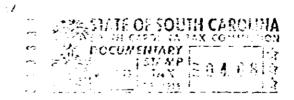
per centum per annum, to be paid:

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN. That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagor at any-time for advances made to or for his account by the Mortgagor, and also in consideration of the further sum of Three Dollars (53.00) to the Mortgagor in hand well and truly paid by the Mortgagor at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by the presents does grant, bargain, sell and release unto the Mortgagor, its successors and assigns:

All that certain piece, parcel or lot of land, with all improvements thereon or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Town of Greer, being shown on a Plat entitled "Property of Don K. Smith and Mary Elizabeth Smith" dated January 30, 1975, prepared by Carolina Engineering and Surveying Co., recorded in the RMC Office for Greenville County in Plat Book 5-K, at Page 50, reference to said plat being hereby craved for a more particular description.

This is the same property conveyed to the mortgagors herein by deed of Don K. Smith and Mary Elizabeth Smith recorded in the RMC Office for Greenville County on April 29, 1975 in Deed Book 1017 at Page 494.



Together with all and singular rights, members, heredisaments, and appurtenances to the same belonging in any was incident or apper-taining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all feating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the interation of the pattern border that all fixtures and equipment, other than the usual household formore, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the old fremion unto the Microarce, in horse, successors and assigns, forcier,

The Mortgagor covenants that it is lawfelly seried of the premises become described in fee simple absolute, that it has good trebt and is lawfully authorized to sell, convey or eccumber the same, and that the premises are free and clear of all tens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and torever detend as and singular the said promises onto the Mortgagor forces, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any partitions.

The Mortgagor further covenants and agrees as follows

(1) That this mortgage shall source the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxon insurance promums, public associative, repairs or other purpose pursuant to the commants herein. This mortgage shall also secure the Mortgagee for any further learn, advance, readvances or credits that may be made hereafter to the Mortgagee by the Mortgagee so long as the total indebtedness thus secured does not exceed the singuial amount shown in the face hereof. All sums so advanced dull hear interest at the same rare as the mortgage debt and shall be payable on domaind of the Mortagee unless otherwise provided in writing.

(2) That it will keep the improvements now custing or hereafter erected on the mortgaged property invited as may be required from time to time by the Mortgagee against loss by fire and any other hazards specified by Mortgagee, in an amount not less than the mortgage dist, or in such amounts as may be required by the Mortgagee, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgagee, and have attrached thereto loss payable clauses in favor of, and in torm acceptable to the Mortgagee, and that it will pay all promiums therefor when does and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged promises and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgagee, to the extent of the balance owing on the Mortgagee debt insurance company concerned to make payment for a loss directly to the Mortgagee, to the extent of the balance owing on the Mortgagee debt insurance company concerned. Mortgage debt, whether due or not

(3) That it will keep all improvements now enough or hereafter erected in good repair, and, in the case of a construction beat, that it will continue construction until completion without interruption, and chould it tail to do so, the Mangager may, at its option, error upon said premises, make whatever repeats recovary, including the completion of any construction, with underway, and charge the expenses for such repairs or the completion of such construction to their outgage debt.

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