KNOW ALL MENBY THESE PRESENTS, that do hie Chambers	воок $152\delta$ раск $988$
and Palnica Charaches his wife	
State of South Carolina, hereinafter whether one or more called the "Mortgagor", has become justly indebted to A.A.  of hereinafter called the Mortgagee", in  DOLLARS (\$.17, 296.86) evidenced by a promissory note of even date here with in tr	the sum of \$171, 296.80
in monthly installments, the first installment being \$ and the remaining installment being \$ and the remaining installment with any unpaid balance due on the final payment due date, the first installment of which is payable one month from the date of the co-	mpletion of certain property improvements
made pursuant to a home improvement sales contract between Mortgagor and Mortgagee dated	• •
collection expenses, afformey fees, interest after maturity, and all terms, conditions and stipulations provided for in said note.  NOW, for and in consideration of the aforesaid indebtedness and to secure the prompt payment of the same. Mortgagor h	has bac <del>zained and s</del> old and does hereby
grant, bargain, sell and convey unto the said Mortgagee, his successors and assigns, the following described lot or parcet of land situated County. State of South Carolina, to wit:	STIPLL ST
	FILED
ice attacked of	DEC 8 1980
	ATTEST TO
Together with all rights, members, privileges, hereditaments, easements and appurtenances belonging or appertaining. Mort fend all and singular the said premises unto the said Mortgagee, its successors and assigns, from and against said Mortgagor, his heirs and all other persons whomsoever lawfully claiming or to claim the same or any part thereof, and Mortgagor hereby covenants and to said property, free from all endumbrances except.	s executors administrators and assigns
TO HAVE AND TO HOLD all and singular the aforegraphed and bargained premises unto the Mortgagee forever, provided all pay to the order of the Mortgagee, according to its tenor and effect, that certain promissory note of even date herewith and secured he owing by the Mortgagor to the Mortgagee prior to cancellation hereof, then this mortgage shall cease, terminate and be word, othe	ereby and any other sums which become
The Mortgagor agrees and covenants to pay all takes and special assessments against the property and agrees to pay State on the indebtedness secured hereby. Mortgagor further covenants and agrees that he will at all times until the release of trinsurance on that portion of the mortgaged property which is insurable covering loss and damage by fire and the other casualty insurance policy. Such policy shall be with an insurer acceptable to the Mortgagee in an amount not less than the balance hereby with loss payable to the Mortgagee. In the event of loss, Mortgagor shall give immediate notice by mall to the Mortgagee, we promptly by the Mortgagor and each insurance company concerned is hereby authorized and directed to make payment of such loss. Mortgagee and Mortgagor jointly, but in the event any payment is made jointly. Mortgagor hereby authorizes Mortgagee to endorse order as his attorney in fact. Upon payment for loss, the Mortgagee may at his sole option apply such proceeds to reduce the balant mortgage property. In the event, the Mortgagor shall neglect or refuse to obtain said insurance or pay, any taxes, when due, then obtain such insurance or pay all such taxes or both, and all sums expended therefor are hereby, secured by this mortgage and shall Mortgagee with interest at the rate of 6 % per annum from the date of payment by the Mortgagee until paid.	this mortgage keep in force a policy of escovered by the usual comprehensive elowing upon the indebtedness secured who will make proof of loss if not made is directly to the Mortgagee instead of the his name on any check idraft or money see of the indebtedness or to restore the inthe Mortgagee may at his sole option.
The Mortgagor agrees and covenants that he will maintain the mortgaged property in good condition and will not commit reasonable wear and tear excepted. Upon the failure of the Mortgagor to so maintain the mortgaged property, the Mortgaged may call performed at the cost of the Mortgagor. Any such sum so expended shall be due immediately from Mortgagor with interest at the expended until paid.	ruse reasonable maintenance work to be
The Mortgagor hereby vests the Mortgagee with the full power and authority upon the breach of any covenant or warran in the payment of any installment provided in said note or any renewal or extension thereof or in the performance of any agreement indebtedness, hereby secured, less unearned charges, due and payable as provided by law and to take possession of sail this mortgage in accordance with the law of this State. Should any legal proceedings be instituted for the foreclosure of this mortgage of any suit involving this Mortgage or the title to the premises described herein, or should the debt secured hereby or any part thereof at law for collection by suit or otherwise, all costs and expenses incurred by the Mortgagee, and a reasonable attorney's fee not in default, shall thereupon become due and payable immediately or on demand, at the option of the Mortgagee, as a part of the debt seconfected hereunder.	it herein contained to declare the entire id property and proceed to foreclose or should the Mortgagee become a party of be placed in the hands of any attorney excess of 15% of the unpaid debt after
The Mortgagor (if more than one, all mortgagors) hereby wa ves and relinquishes all rights of exemption and homestead.  This mortgage may be assigned by the Mortgagee without the consent of the Mortgagor, and when so assigned, the assignee	chall have all of the rights and orn faces
given to the Mortgagee by the provision of this mortgage.  This mortgage is in addition to any other lien or security heretofore or hereafter given or obtained by the Mortgagee and	
other lien or security  In this mortgage, whenever the context so requires, the masculine gender includes the feminine and/or neuter, and the sin	igular includes the plural. This mortgage
Shall bind all parties hereto, their heirs, legatees, administrators, executors, successors and assigns.  In mitness whereof, the Grantors hereury beet their hands and seals this.  [8] John Supplementary of the Grantors hereury beet their hands and seals this.	1. 1980
Signed in the presence of Soften Cl	The Late of Sealing Se
* Ish Bagwell Satiscial	hamkers see
X	(Seat)

(1) 表现,我们是我们的人,我们也没有我们的人,我们就是我们的人,我们就是我们的人,我们就是我们的人,我们就会这一个人,我们就是我们的人,我们就是我们的人,我们

867

 $\widetilde{\omega}$ 

 $\mathbf{O}(\mathbf{C})$ 

0-

and the second second

· 中央の大学を大学を大学を大学を