REAL ESTATE MONTHLY INSTALLMENT MORTGAGE

State of South Carolina,

County of GREENVILLE

DONNIE NA PHONE BY

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

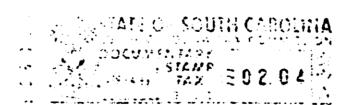
WHEREAS, I, we the saidFI	ank J. Dana, III	hereinafter
		g even date herewith, stand indebted.
firmly held and bound unto the Citize	ns and Southern National Bank of Sc	outh Carolina. Greenville
S. C., hereinafter called Mortgagee.	the sum of \$5,056.04	. plus interest as stated in the note or
		ly installments commencing on the $\frac{15}{1}$
day of	19 and on the same of	late of each successive month thereafter.
WHEREAS, the Mortgagor may he	reafter become indebted to the said	Mortgagee for such further sums as may
		niums, public assessments, repairs, or fo
any other purposes:		
NOW, KNOW ALL MEN. That the Mortgag	or, in consideration of the aforesaid debt. and	d in order to secure the payment thereof, and of an time for advances made to or for his account by th

other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

ALL that certain piece, parcel or lot of land situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, on the northwestern side of Cammer Avenue and being known and designated as the rear portion of Lots Nos. 1 and 2 as shown on a Plat entitled "Property of G. F. Cammer", prepared by R. E. Dalton, dated February, 1923, recorded in the RMC Office for Greenville County in Plat Book L at Page 115 and having such metes and bounds as shown thereon, reference to said plat being made for a more complete description.

THIS is the same property as that conveyed to the Mortgagor herein by deed from Eirene C. Hudson recorded in the RMC Office for Greenville County in Deed Book 1090 at Page 972 on October 31, 1978.

THE mailing address of the Mortgagee herein is P. O. Box 1449, Greenville, S. C. 29602.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner, it being the intention of the parties hereto that all fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgager, its heirs, successors and assigns, forever-

The Mortgagor covenants that it is lamfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lamfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to marrant and forever defend all and singular the said premises unto the Mortgagoe forever, from and against the Mortgagoe and all persons whomsoever lamfully claiming the same or any part thereof.

The Mongagor further covenants and agrees as follows:

- The Mongagor further coverance and agrees as tonows.

 (1) That this montgage shall secure the Montgagee for such further sums as may be advanced hereafter, at the option of the Montgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the coverants herein. This montgage shall also secure the Montgagee for any further loans, advances, readvances or credits that may be made hereafter to the Montgagee by the Montgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the montgage debt and shall be payable on demand of the Montgagee unless otherwise provided in writing.
- (2) That it will keep the improvements now existing or hereafter erected on the mortgaged property insured 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 debt, 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 attached thereto loss payable clauses in favor of and in form acceptable to the Mortgagee, and that it does hereby assign to the Mortgagee the proceeds of any policy inviting the mortgaged premises and does hereby authorize particle when due, and that it does hereby assign to the Mortgagee the proceeds of any policy inviting the mortgaged premises and does hereby authorize tach insurance company concerned to make justified as loss directly to the Mortgagee, to the extent of the bulance mains in the Mortgagee debt there due or not
- 43). That it will keep all improvements now existing or hereafter erected in good repair and in the case of a construction loan, that it will continue construction until completion without interrupt on and should it tail to do so the Mongagee may at its option enter upon said premises make what ever repairs necessars, including the completion of any construction work underway, and charge the expenses for such treates or the completion of any construction work underway, and charge the expenses for such treates or the completion of any construction work underway, and charge the expenses for such treates or the completion of any construction work underway, and charge the expenses for such treates.

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