State of South Carolina,

GREENVILLE

County of -

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

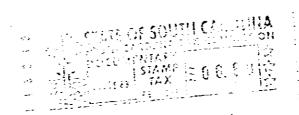
	CT AUDI	е спест	TO AND DELO	DEC M CHEST	horoigafter
WHEREAS, I, we t	he saidCLAUDI	E. GUEST,	JK. AND DELO	KES FI. GUEST	, hereinafter
					herewith, stand indebted.
					Greenville
					t as stated in the note or
obligation, being due	and payable in	120	equal mon	thly installments	s commencing on the $\frac{5}{2}$
day of	August	19.83	and on the same	e date of each su	rccessive month thereafter
WHEREAS, the Mo	rtgagor may hereaft	er become inc	debted to the sa	id Mortgagee fo	r such further sums as may
be advanced to or for	the Mortgagor's acc	count for taxe	s, insurance pre	emiums, public a	assessments, repairs, or fo
any other purposes:					to the navment thereof, and of an

NOW, KNOW ALL MEN. That the Mortgagor, in consideration of the aforesaid debt, and in o 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 piece, parcel or lot of land, together with all buildings and improvements thereon, situate, lying and being on the western side of Old Hickory Point in the Town of Mauldin, County of Greenville, State of South Carolina, being shown and designated as Lot No. 16 on a plat of Forester Woods, Section No. 1, made by R. B. Bruce, Surveyor, dated March 14, 1972 and recorded in the RMC Office for Greenville County in Plat Book 4-N at Page 78 and having such metes and bounds as shown thereon, reference to said plat being made for a more complete description, said lot being 110 feet wide and 150 feet

THIS is the same property as that conveyed to the Mortgagors herein by deed from P & W Constructors, Inc. recorded in the RMC Office for Greenville County in Deed Book 965 at Page 611 on January 26, 1973.

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



Together with all and singular rights, members, bereditaments, 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 Mortgagee, its heirs, successors and assigns, forever,

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

The Mortgagor further coverants and agrees as follows:

(i) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the coverants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgager by the Mortgagee so long as the time. 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 mortgage debt and shall be payable on demand of the Mortgagee 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 Morgagee against loss by fire and any other hazards specified by Morgagee, in an amount not less than the mortgage debt, or in such by the Morgagee against loss by fire and any other hazards specified by Morgagee, in an amount not less than the mortgage debt, or in such amounts as may be required by the Morgagee, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Morgagee, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Morgagee, and that it will cave all premiums therefor when due and that it does hereby assign to the Morgagee the proceeds of any policy insuring the mortgaged premiums and does hereby assign to the Morgagee the proceeds of any policy insuring the mortgaged premium and the Morgagee that he has not been assign to the Morgagee to the extent of the halance cannot take Morgagee against to the Morgagee to the extent of the halance cannot take Morgagee against the mortgage of the halance cannot be Morgagee. each insurance company concerned to make payment for a loss directly to the Mortgages, to the extent of the balance many in the Mingages deliabether due or not

(3) That it will keep all improvements now existing or hereafter erected in good repair and, in the case of a construction has trust to a like the construction until completion without interruption, and should it fail to do so, the Montgagee may, at its option, enter up in said from second repairs necessary, including the completion of any construction work underway, and charge the excesses for outsideness of the completion of any construction work underway, and charge the excesses for outsideness of the completion of any construction work underway. construction to the montgage debt

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