

FEB 21 1978 X 21615X
LAW OFFICES OF
RICHARD A. GANTT

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

*Cancelled
Dennis S. Jankovsky
REC*

Robert J. Parker & Patsy W. Parker

TO 37433

Vern A. Peterson & Claudia C. Peterson
At 6 400 First St, Greenville, SC 29602

Mortgage of Real Estate

I hereby certify that the within Mortgage has been
this 21st day of February
1978 at 11:55 A.M. recorded in
Book 1423 of Mortgages, page 949

Attest
Dennis S. Jankovsky
Register of Deeds
County of Greenville

\$ 10,000.00
6.86 Acc Standing Sogs Rd.
EATWIND AND CANCELLED OF RECORD
12th day of February 1978
Dennis S. Jankovsky
R. H. C. FOR GREENVILLE COUNTY, S. C.
AT 2:13 O'CLOCK P.M. NO. 37433

JUN 13 1978

FILED
GREENVILLE CO. S.C.

SEAL

SEAL

SEAL

Robert J. Parker
Patsy W. Parker
February 21st 1978

Vern A. Peterson
Claudia C. Peterson
February 21st 1978

WITNESS the Mortgages had and seal this 21st day of February 1978

That the mortgagor further covenants and agrees as follows

1. That this mortgage shall secure the Mortgage 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 covenants herein. This mortgage shall also secure the Mortgage for any further loans, advances or credits that may be made hereafter to the Mortgagee. 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 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 have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgagee.

3. That it will pay all premiums hereafter when due, and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does hereby authorize each insurance company concerned to make payment of loss directly to the Mortgagee to the extent of the balance owing on the Mortgage debt, whether the debt is or is not.

4. 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 interruption, and shall fail to do so, the Mortgagee may, at its option, enter in and complete construction, including the completion of any construction, with or without a contract, and charge the expenses for such repairs or the completion of such construction to the mortgage debt.

5. That it will comply with all laws, ordinances, rules and regulations of any governmental authority, and will defend, maintain and pay all taxes, public assessments, and other governmental charges and expenses, and will defend, maintain and pay all charges and expenses of the Mortgagee, including the expenses of the Mortgagee in the event of a foreclosure sale, and will defend, maintain and pay all charges and expenses of the Mortgagee in the event of a foreclosure sale, and will defend, maintain and pay all charges and expenses of the Mortgagee in the event of a foreclosure sale.

6. That if there is a default in any of the terms, conditions, covenants or conditions of this mortgage, the Mortgagee shall have the option of the Mortgagee to foreclose on the mortgaged premises and to sell the same at public or private sale, and to receive the proceeds of such sale, and to apply the same to the payment of the mortgage debt, and to pay the expenses of such sale, and to pay the expenses of the Mortgagee in the event of a foreclosure sale, and to pay the expenses of the Mortgagee in the event of a foreclosure sale.

7. That the Mortgagee shall have the option of the Mortgagee to foreclose on the mortgaged premises and to sell the same at public or private sale, and to receive the proceeds of such sale, and to apply the same to the payment of the mortgage debt, and to pay the expenses of such sale, and to pay the expenses of the Mortgagee in the event of a foreclosure sale, and to pay the expenses of the Mortgagee in the event of a foreclosure sale.

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