

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
AUG 25 1 30 PM '81
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

1550-886

WHEREAS, JAMES A. POORE AND MARGARET T. POORE a/k/a JAMES A. POREE AND MARGARET T. POREE (hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN FINANCIAL SERVICES, INC. P. O. Box 10242, Federal Station, Greenville, South Carolina 29603

(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

Thirty Thousand and 00/100----- Dollars \$ 30,000.00) due and payable

In One Hundred Twenty (120) consecutive monthly installments of Five Hundred Twenty-one and 63/100 (\$521.63) dollars, beginning on September 28, 1981, and on the same day of each month thereafter until paid in full,

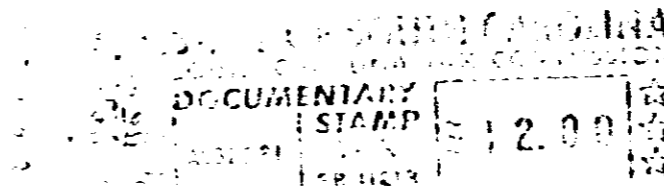
with interest thereon from August 28, 1981 at the rate of 17.00 per centum per annum, to be paid:

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 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 lying, being and situate in the County and State aforesaid, and in the corporate limits of the Town of Fountain Inn, on the Northwest side of Georgia Street Extension, and having according to a plat and survey made by John E. Woods, Surveyor, August 5, 1971, said Plat entitled "Plat of Property of James A. and Margaret T. Poore", to be recorded, the following courses and distances, to-wit:

BEGINNING at a point in said Georgia Street Extension, joint corner with other property of the Grantor, and running thence S 70-03 W along the center of said Georgia Street Extension, 97 feet to a point in the center of said Street, corner of land formerly belonging Olar Owens, now owned by Smith, Edwards, Drummond; thence with the land formerly Owens N 24-00 W., crossing an iron pin 25 feet from said point a total distance of 194.5 feet to an iron pin, corner with land of O. B. Givens, et al; thence with the joint line of Givens, et al N 66-00 E 99.22 feet to an iron pin, joint corner with other land of the Grantor; thence with the joint line of other land of the Grantor S 23-16 E 201.4 feet to a point in the center of said Georgia Street Extension, crossing and iron pin 21.6 feet before reaching said point, the point of beginning, bounded by Georgia Road Extension, lands formerly belonging to Olar Owens now owned by Smith, et al, lands of O. B. Givens, et al and lands of the Grantor. This being the same property conveyed to the mortgagors herein by deed of J. C. Templeton recorded on August 26, 1971 in Deed Book 923 at Page 484.



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 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 liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor further covenants and agrees as follows:

(1) 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 covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee 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 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 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 will pay all premiums therefor 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 for a loss directly to the Mortgagee, to the extent of the balance owing on the Mortgage debt, whether 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 loan, that it will continue construction until completion without interruption, and should it fail to do so, the Mortgagee may, at its option, enter upon said premises, make whatever repairs necessary, including the completion of any construction work underway, and charge the expenses for such repairs or the completion of such construction to the mortgage debt.

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