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FILED MORTGAGE OF REAL ESTATE  
GREENVILLE CO. S. C.

BOOK 1019 PAGE 181

WHEREAS Willie D. Bonds and Billie Jean Bonds  
(hereinafter styled the mortgagor) in and by my (our) certain Note bearing even date herewith, stand firmly held and bound unto  
A & A Electric (hereinafter also styled the mortgagee) in the sum of

\$ 3,271.95, payable in 84 equal installments of \$ 42.71 each, commencing on the  
5th day of March 19 66 and falling due on the same day of each subsequent month, as in and by

AND I (we) do hereby bind my (our) self and my (our) heirs, executors and administrators, to procure and execute any further necessary assurances of title to the said premises, the title to which is unencumbered, and also to warrant and defend all and singular the said Premises unto the said mortgagee its (his) heirs, successors and assigns, from and against all persons lawfully claiming or to claim the same or any part thereof.

AND IT IS AGREED, by and between the parties hereto, that the said mortgagor(s), his (their) heirs, executors, or administrators, shall keep the buildings on said premises, insured against loss or damage by fire, for the benefit of the said mortgagee, for an amount not less than the unpaid balance on the said Note in such company as shall be approved by the said mortgagee. In the event of default thereof, the said mortgagee, its (his) heirs, successors or assigns, may effect such insurance and reimburse themselves for this mortgage for the expense thereof, with interest thereon from the date of its payment. And it is further agreed that the said mortgagee its (his) heirs, successors or assigns shall be entitled to receive from the insurance moneys to be paid, a sum equal to the amount of the debt secured by this mortgage.

AND IT IS AGREED, by and between the said parties, that if the said mortgagor(s), his (their) heirs, executors, administrators or assigns, shall fail to pay all taxes and assessments upon the said premises at the same time they become payable, then the said mortgagee, its (his) heirs, successors or assigns, may cause the same to be paid, together with all penalties and costs incurred thereon, and reimburse themselves under this mortgage for the sums so paid, with interest thereon from the dates of such payments.

AND IT IS AGREED, by and between the said parties, that upon any default being made in the payment of the said Note, when the same shall become payable, or in any other of the provisions of this mortgage, that the entire amount of the debt secured, or intended to be secured hereby, shall forthwith become due at the option of the said mortgagee, its (his) heirs, successors or assigns, although the period for the payment of the said debt may not then have expired.

AND IT IS FURTHER AGREED, by and between the said parties, that should legal proceedings be instituted for the foreclosure of this mortgage, or for any purpose involving this mortgage, or should the debt hereby secured be placed in the hands of an attorney at law for collection, by suit or otherwise, that all costs and expenses incurred by the mortgagee, its (his) heirs, successors or assigns, including a reasonable counsel fee (of not less than ten per cent of the amount involved) shall thereupon become due and payable as a part of the debt secured hereby, and may be recovered and collected hereunder.

PROVIDED, ALWAYS, and it is the true intent and meaning of the parties to these Presents, that when the said mortgagor, his (their) heirs, executors or administrators shall pay, or cause to be paid unto the said mortgagee, its (his) heirs, successors or assigns, the said debt, the interest thereon, if any shall be due, and also all sums of money paid by the said mortgagee, his (their) heirs, successors, or assigns according to the conditions and agreements of the said note, and of this mortgage and shall perform all the obligations according to the true intent and meaning of the said note and mortgage, then this Deed of Bargain and Sale shall cease, determine and be void, otherwise it shall remain in full force and virtue.

AND IT IS LASTLY AGREED, by and between the said parties, that the said mortgagor may hold and enjoy the said premises until default of payment shall be made.

WITNESS my (our) Hand and Seal, this 5th day of January 19 66

Signed, sealed and delivered in the presence of Willie D. Bonds (L. S.)

WITNESS W. A. Robertson Robbie Jean Bonds (L. S.)

WITNESS W. A. Robertson

FILED  
JAN 10 1966  
Mr. W. Farnsworth  
R. H. C.

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