

FILED
GREENVILLE CO. S.C.

MORTGAGE OF REAL ESTATE—Office of MANN & MANN, Attorneys at Law, Greenville, S. C.

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COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

CLERK OF COURT
RECORDED

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

We, Thomas R. Pruitt and Eva E. Pruitt,

*Cancelled
Dennis S. Workley
1962*

hereinafter referred to as Mortgagor) is well and truly indebted unto Mildred T. Stanford, d/b/a Palmetto Mortgage Company
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 complete construction until completion without interruption, and should it fail to do so, the Mortgagee may, at its option, enter upon said premises, and such other repairs are 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.

That it will pay, when due, all taxes, public assessments, and other governmental or municipal charges, fines or other impositions against the mortgaged premises. That it will comply with all governmental and municipal laws and ordinances applicable to the mortgaged premises.

(5) That it hereby assigns all rents, issues and profits of the mortgaged premises from and after any default hereunder, and agrees that should legal proceedings be instituted pursuant to this instrument, any judge having jurisdiction of the premises, or any court of record of the mortgaged premises, with full authority to take possession of the mortgaged premises, and collect the rents, issues and profits, and a reasonable rental to be fixed by the Court in the event said premises are occupied by the mortgagee, and after deducting all charges and expenses attending such proceeding and the execution of its trust as receiver, shall apply the residue of the rents, issues and profits to the payment of the debt secured hereby.

(6) That if there is a default in any of the terms, conditions or covenants of this mortgage, or if the Mortgagee should elect to foreclose, should any legal proceedings be instituted for the foreclosure of this mortgage, or should the Mortgagee become a party to any suit involving this Mortgage or the title to the premises described herein, or should the debt secured hereby become due and payable, the hands of any attorney at law for collection by suit or otherwise, all costs and expenses incident to the foreclosure of this mortgage, and the use of any thereupon become due and payable immediately or on demand, at the option of the Mortgagee, as a part of the debt secured hereby, and may be recovered and collected hereunder.

(7) That the Mortgagee shall hold and enjoy the premises above conveyed until it is a default under this mortgage or in the note secured hereby. It is the true meaning of this instrument that if the Mortgagor shall fully perform all the terms, conditions, and covenants of the mortgage, and of the note secured hereby, that then this mortgage shall be utterly null and void, otherwise to remain in full force and virtue.

(8) That the covenants herein contained shall bind, and the benefits and advantages shall inure to, the Mortgagor, his heirs, administrators, successors and assigns, of the parties hereto. Whenever used the singular shall include the plural, and the use of any gender shall be applicable to all genders.

WITNESS the Mortgagor's hand and seal this 25th day of February 19 65
SIGNED, sealed and delivered in the presence of:

*James G. ...
Beth R. ...*

*Thomas R. Pruitt
Eva E. Pruitt*
WITNESS
*Thomas R. Pruitt
Eva E. Pruitt*
RECORDING FEE
PND \$ 1.00
(SEAL)
(SEAL)
(SEAL)
(SEAL)

Satisfaction 79.25

Paid and satisfied this 19 65 day

L. P. HEALY, Justice

Sealed and delivered

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