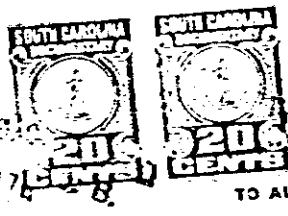
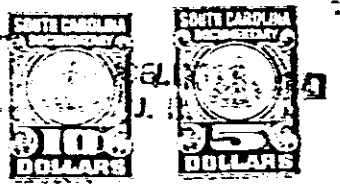


0767

FILED  
GREENVILLE CO. S.C.  
STATE OF SOUTH CAROLINA  
COUNTY OF ANDERSON  
DORRIS S. TANKERSLEY  
R.M.C.

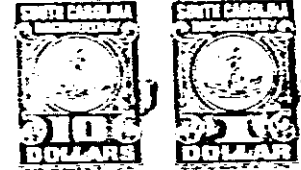


BOOK 578 PAGE 283  
Re-Recorded  
BOOK 578 PAGE 467



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

BOOK 1317 PAGE 207



BOOK 38 PAGE 767  
DAVID I. HOROWITZ

WHEREAS,

JAMES E. BURGER

(hereinafter referred to as Mortgagor) is well and truly indebted unto

(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  
SIXTY-SIX THOUSAND AND NO/100-----Dollars (\$66,000.00) due and payable

RECORDED  
PAID \$100  
Paid and satisfied in full this 18<sup>th</sup> day of May 1976  
DORRIS S. TANKERSLEY  
R.M.C.  
BOOK 1317 PAGE 208  
MAY 24 1976  
GREENVILLE  
LATIMER & WYLIE  
Attorneys at Law  
700 E. North St., Suite 3  
Greenville, S.C. 29601

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 hereon. 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, later upon said premises, make whatever 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.
- (4) 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 regulations affecting 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

LATIMER & WYLIE  
Attorneys at Law  
700 E. North St., Suite 3  
Greenville, S.C. 29601

4328 RV-23