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AUG 2 1965
Mrs. O'Ve Farnsworth
R. A. C.

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Mortgage Deed - South Carolina - Jim Walter Corporation

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

WHEREAS, Roscoe Gallman Jr. and wife Elizabeth Gallman

hereinafter called the Mortgagor, are truly indebted to JIM WALTER CORPORATION, hereinafter called the Mortgagee, in the full and just sum of Nine Thousand One Hundred Fifty Eight and 40/100 Dollars,

evidenced by a certain promissory note in writing of even date herewith, which note is made a part hereof and herein incorporated by reference, payable in 144 monthly installments of Sixty Three and 60/100 Dollars each, the

first installment being due and payable on or before the 15th day of September, 19 65, with interest at the rate of six per cent (6%) per annum from the date of maturity of said note until paid, and said Mortgagee having further promised and agreed to pay ten per cent (10%) of the whole amount due for attorney's fee, if said note be collected by attorney or through legal proceedings of any kind, reference being thereunto had will more fully appear.

It is further covenanted that Mortgagee may (but shall not be obligated so to do) at any time and from time to time, as may be required by the Mortgagee, with loss, if any, payable to the Mortgagee as his interest may appear, to deposit with the Mortgagee policies with standard mortgage clause, without contribution, evidencing such insurance, to keep said premises and all improvements thereon in first class condition and repair. In case of loss, Mortgagee is hereby authorized to adjust and settle any claim under any such policy and Mortgagee is authorized to collect and receipt for any such insurance money and to apply the same, at Mortgagee's option, in reduction of the indebtedness hereby secured, whether due or not, or to allow Mortgagee to use such insurance money, or any part thereof, in repairing the damage or restoring the improvements or other property without affecting the lien hereof for the full amount secured hereby.

It is further covenanted that Mortgagee may (but shall not be obligated so to do) at any time and from time to time, as may be required by the Mortgagee, to deposit with the Mortgagee policies with standard mortgage clause, without contribution, evidencing such insurance, to keep said premises and all improvements thereon in first class condition and repair. In case of loss, Mortgagee is hereby authorized to adjust and settle any claim under any such policy and Mortgagee is authorized to collect and receipt for any such insurance money and to apply the same, at Mortgagee's option, in reduction of the indebtedness hereby secured, whether due or not, or to allow Mortgagee to use such insurance money, or any part thereof, in repairing the damage or restoring the improvements or other property without affecting the lien hereof for the full amount secured hereby.

Mortgagee further covenants that granting any extension or extensions of the time payment of any part of the total indebtedness or liability secured hereby, or taking other or additional security for payment thereof, shall not affect his obligation to pay the principal sum due hereunder by reason of the default or violation of Mortgagee in any of his covenants hereunder.

GREENVILLE CO. S. C.

OCT 31 1977

J.H. Kelly, Vice President

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WITNESSES:

Donnie S. Tankersley

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DONNIE S. TANKERSLEY
R.M.C.

Cherie Tankersley

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