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Mortgage set al

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

P. WALKER GARRISON and

JOAN G. GARRISON

TO 15012

ITT DIVERSIFIED CREDIT CORP  
SATISFIED AND CANCELLED OF RECORD

1st PAY OFF Note 10/79  
Dennis & Judy  
P. M. C. FOR GREENVILLE COUNTY, S. C.  
4-33 S. LOCK M. NO. 15012

Mortgage of Real Estate

I hereby certify that the within Mortgage has been this 16th  
day of July 1979  
at 4:55 P. M. recorded in Book 1473 of

Mortgage, page 622  
Dennis & Judy  
Register of Mens Conveyance Greenville County

Herten, Dredy, Marchbanks, Ashmore,  
Chapman & Brown, P.A.  
307 PATTERSON AVENUE  
GREENVILLE, SOUTH CAROLINA 29603

\$90,000.00

Tract 1 A Gibbs Shoal Rd.

68 14715

1979 NOV 1 2:00CI  
Dennis & Judy  
GREENVILLE CO. S. C.  
35 PH 779  
DORRIS S. WALKERSLEY  
C.

1979 July day of  
Dennis & Judy  
P. Walker Garrison and  
Joan G. Garrison

13th day of July 1979  
Witness the Mortgagor's hand and seal this  
SIGNED, sealed and delivered in the presence of:  
Dennis & Judy

Witness: Dennis & Judy  
George Smith, Area Vice President  
ITT DIVERSIFIED CREDIT CORP  
FACE 073 15012  
Paid in full this 29th day of October 1979.  
(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 and 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 that should legal proceedings be instituted pursuant to this instrument, any judge having jurisdiction may, at Chambers or otherwise, appoint a receiver of the mortgaged premises, with full authority to take possession of the mortgaged premises and collect the rents, issues and profits, including reasonable rental to be fixed by the Court in the event said premises are occupied by the mortgagor and after deducting all charges and expenses of the receiver toward the payment of the mortgage, to the receiver, with full authority to take possession of the mortgaged premises and collect the rents, issues and profits, including reasonable rental to be fixed by the Court in the event said premises are occupied by the mortgagor and after deducting all charges and expenses of the receiver toward the payment of the mortgage debt.  
(6) That if there is a default in any of the terms, conditions, or covenants of this mortgage, or of the note secured hereby, then, at the option of the Mortgagee, all sums then owing by the Mortgagee to the Mortgagee shall become immediately due and payable, and this mortgage may be foreclosed. Should any legal proceedings be instituted for the foreclosure of this mortgage, or should the Mortgagee become a party of any suit involving this mortgage or the take to the premises described herein, or should the debt secured hereby or any part thereof be placed in the hands of any attorney at law for collection by suit or otherwise, all costs and expenses incurred by the Mortgagee, and a reasonable attorney's fee, shall 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 there is a default under this mortgage or in the covenants and conditions, and covenants of this mortgage, and the Mortgagee shall have the right to foreclose and collect the debt secured hereby. It is the true meaning of this instrument that if the Mortgagee shall fully perform all the terms, conditions, and covenants of this mortgage, and the debt 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 respective heirs, executors, administrators, successors and assigns, of the parties hereto. Whenever used, the singular shall include the plural, the plural the singular, and the gender shall be applicable to all genders.

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