

Irwin Henry Philpot, Jr.
BRANDY, HAGINS, WARD & BLAKELY, P.A.
FLU 1... X233318X

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MARK S. GLASSER and PAMELA T. GLASSER

33779
33779
TO

USTER ENTERPRISES, INC.

NOTIFIED AND CANCELLED OF RECORD
DAY OF FEBRUARY 19 79

AT Mortgage of Real Estate
12:08 P.M. recorded in Book 1457 of

Register of Mass Conveyance GREENVILLE County
\$5,650.00

74 358
Lot 30 R/W Ferrande Dr. "Verdin"

JUN 4 1981

RENYCATION OF DOWER
CO. S. C.
SO AH 31
WAERSLEY

1979
February 8th day of

My Commission Expires: 11/9/81
SIGNED, sealed and delivered in the presence of
WITNESS the Mortgagee's hand and seal this

IRWIN HENRY PHILPOT, JR.
1979

33779 PROBATE
BY JUSTICE ENTERPRISES, INC.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
February 8th day of 1979

PAID IN FULL AND SATISFIED THIS 3rd DAY OF JUNE, 1981
IRWIN HENRY PHILPOT, JR.

BY Carroll B. Long, Under Power of Attorney
1981

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
February 8th day of 1979

BOOK 1457 PAGE 315
13007
(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 make whatever repairs are necessary, including the completion of any construction work underway, and charge the expenses for such repairs to the mortgagor.
(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 laws, public and municipal laws and regulations affecting the mortgaged premises.
(5) That it hereby agrees to pay all taxes, 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 the discretion of the court, order 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 rent to be fixed by the Court in the event and premises are occupied by the mortgagor and after deducting all charges and expenses of the mortgagor, to be paid to the receiver for the use and benefit of the mortgagee.
(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 mortgagor 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 such proceedings, the mortgagor shall be bound to defend the mortgagee in such proceedings, and to pay the costs and expenses of such proceedings.
(7) That the mortgagee shall hold and enjoy the premises above conveyed until there is a default under this mortgage or in the note secured hereby. It is the true meaning of this instrument that if the mortgagee shall fully perform all the terms, conditions, and covenants of the mortgage and of the note secured hereby, that then this mortgage shall be timely null and void, otherwise to remain in full force and effect.
(8) That the covenants herein contained shall bind the heirs 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 Mortgagee's hand and seal this 8th day of February 1979.

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