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FILED
 JAN 28 1977
 DONALD S. TAYLOR
 MORTGAGE
 BOOK 74 PAGE 561
 CHARLOTTE
 1538 PAGE 113
 11805

Margie E. Taylor
 of Greenville County, State of South Carolina, hereafter called the "Mortgagee", has become justly indebted to Maggie Ernst Johnson of Greenville County, State of South Carolina, hereafter called the "Mortgagee", in the sum of Twenty Eight Thousand One Hundred and Twelve DOLLARS (\$28,112.00) evidenced by a promissory note of even date herewith in the total amount set forth above, payable in 48 monthly installments of 43.44 DOLLARS (\$43.44), the first payment commencing on the 18th day of March, 1977, and continuing on the same day of each month thereafter until fully paid, together with late charges, court costs, collection expenses, attorney fees, interest after maturity, and all terms, conditions and stipulations provided for in said note.

NOW, for and in consideration of the aforesaid indebtedness and to secure the prompt payment of the same, Mortgagee has bargained and sold and does hereby grant, bargain, sell and convey unto the said Mortgagee, his successors and assigns, the following described lot or parcel of land situated in Greenville County, State of South Carolina, to-wit:

all of that lot 27 of part of the City of Greenville, State of South Carolina being known and designated as lot 27 on plat of partition recorded in the public office for Greenville County S.C. as plat book no. at pag 49, and being, more or less, the following more or less to-wit:
beginning at an iron stake at the northeast corner of Lot 26 on the west front corner of lot 27, 23 and 24, 2nd pt. area being 25 feet on a horizontal distance from the post where the southeast corner of Lot 26 commences with the south side of a 150 foot front line of Lot 27, 42 & 43 3-26-15
then along the line of Lot 27 to the south side of a 150 foot front line of Lot 27, 42 & 43 3-26-15
 together with all rights, members, privileges, easements and appurtenances thereto in anywise belonging or appertaining to the said premises, and Mortgagee agrees to warrant and forever defend all and singular the said premises unto the said Mortgagee, his successors and assigns, and Mortgagee hereby covenants and warrants that he has a fee simple title to said property, free from all encumbrances except:

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TO HAVE AND TO HOLD all and singular the above described premises unto the said Mortgagee, his successors and assigns, according to its tenor and effect, that certain promissory note of even date herewith and any other sums which become owing by the Mortgagee to the Mortgagee prior to cancellation hereof, then this mortgage shall terminate and be void, otherwise to remain in full force and effect.

The Mortgagee agrees and covenants to pay all taxes and special assessments against the mortgaged premises, and to pay all taxes levied under the laws of this State on the indebtedness secured hereby. Mortgagee further covenants and agrees that he will at all times until the release of this mortgage keep in force a policy of insurance on that portion of the mortgaged property which is insurable covering loss and damage by fire and the other casualties covered by the usual comprehensive casualty insurance policy. Such policy shall be with an insurer acceptable to the Mortgagee, in an amount not less than the balance owing upon the indebtedness secured hereby, with loss payable to the Mortgagee. In the event of loss, Mortgagee shall give immediate notice by mail to the Mortgagee, who will make proof of loss if not made promptly by the Mortgagee, and each insurance company concerned is hereby authorized and directed to make payment of such loss directly to the Mortgagee instead of the Mortgagee and Mortgagee jointly, but in the event any payment is made jointly, Mortgagee hereby authorizes Mortgagee to endorse his name on any check, draft or money order as his attorney in fact. Upon payment for loss, the Mortgagee may at his sole option, apply such proceeds to reduce the balance of the indebtedness, or to restore the mortgaged property. In the event the Mortgagee shall neglect or refuse to obtain said insurance or pay any taxes when due, then the Mortgagee may at his sole option obtain such insurance or pay all such taxes or both, and all sums expended therefor are hereby secured by this mortgage and shall be due immediately from Mortgagee to Mortgagee with interest at the rate of 6% per annum from the date of payment by the Mortgagee.

The Mortgagee agrees and covenants that he will maintain the mortgaged property in good condition and not to commit or to permit anyone else to commit waste, and that he will keep the same in repair and repair the same at his expense. In the event of the Mortgagee's failure to so maintain the mortgaged property, the Mortgagee may cause reasonable maintenance work to be performed at the expense of the Mortgagee. Any such sums so expended shall be due immediately from Mortgagee with interest at the rate of 6% per annum from the date expended and paid.

The Mortgagee hereby vests the Mortgagee with the full power and authority, upon the breach of any covenant or warranty herein contained, or upon any default in the payment of any principal or interest or any renewal or extension thereof, or in the performance of any agreement herein contained, to declare the bylaw indebtedness hereby secured immediately due and payable, without notice to any person to take possession of said property and proceed to foreclose this mortgage in accordance with the law of this State. Should any legal proceedings be instituted for the foreclosure of this mortgage, or should the Mortgagee become a party of any

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