

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.  
SEP 17 3 58 PM '76  
DONNIE S. TANKERSLEY  
R.H.C.

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

BOOK 74 PAGE 1701

WHEREAS, P. B. Perry

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

Southern Bank and Trust Company

(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

Nine Thousand Seven Hundred Twenty and No/100

Dollars (\$ 9,720.00 ) due and payable

in monthly installments of \$162.00 to continue for sixty months beginning on October 1, 1976.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except those provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee from and against the Mortgagor and all persons whomsoever lawfully claiming the same.

AUG 12 1981

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DAY OF AUG 11 1981

DONNIE FISHER, JR.

FILED  
GREENVILLE CO. S. C.  
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R.H.C.

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of interest, taxes, assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the business 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 premises not only insured but also insured against fire, theft and other hazards specified by Mortgagee for 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 such 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 or not.

(3) That it will keep all improvements created in good faith in the case of a construction loan, that it will continue construction thereof without interruption, and should it fail to do so, the Mortgagee may, at its option, enter 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.

ATTORNEY AT LAW

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