

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

GREENVILLE CO. S. C.

NOV 5 3 5 1981 MORTGAGE OF REAL ESTATE

MINNESOTA BANK OF REAL ESTATE FROM THESE PRESENTS MAY CONCERN:
THIS MORTGAGE SECURES FUTURE ADVANCES - MAXIMUM OUTSTANDING \$100,000. BCCX

TOTAL OF PAYMENTS: \$10,740.00
AMOUNT FINANCED: 7,049.07

100-1557-15213

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WHEREAS, Walter C. Hensel, Jr., and Nancy W. Hensel
Associates Financial Services Company of South Carolina,
Inc., 1948 Augusta St., Greenville, SC its successors and assigns forever (hereinafter referred to as Mortgagee) as evidenced by the
Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Seven thousand
forty-nine and 7/100 Dollars (\$ 7,049.07) plus interest of
Three thousand six hundred ninety and 93/100 Dollars (\$ 3,690.93) due and payable in monthly installments of
\$ 179.00 the first installment becoming due and payable on the 12 day of December 1981, the date of which is 31-12-81
65 feet to the point of beginning.
This is the same property conveyed from D. L. Phillips by deed recorded August 27, 1964, in
Vol. 756, page 324...

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ASSOCIATES FINANCIAL SERVICES COMPANY OF SOUTH CAROLINA
WALTER C. HENSEL, JR.
NANCY W. HENSEL

Together with all and singular rights, members, benefits, and appurtenances to the same belonging in any way in law or equity, and of all the
rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures, and all other fixtures, connected, or
fitted thereto in any manner, it being the intention of the parties hereto that all such fixtures and equipment, such as the usual household furniture, be
considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever, together with all and singular
the premises hereinafter 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 as herein specifically stated otherwise as follows:
Carolina Federal Sav & Loan Assn in the amount of \$12,800.00 recorded August 27, 1964, in Vol.
9177 page 10

The Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagee
and all persons whatsoever lawfully claiming the same or any part thereof.

The Mortgagee further covenants and agrees as follows:
(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of
taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any
further loans, advances, or credits that may be made hereafter to the Mortgagee by the Mortgagee so long as the total indebtedness 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 improvements now existing or hereafter erected on the mortgaged property insured in any 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 favor acceptable to the Mortgagee, and that it will pay all premiums thereon when due, and that it does hereby assign to the
Mortgagee the proceeds of any policy insuring the mortgaged premises and does hereby authorize each insurance company concerned to make payment for a loss
directly to the Mortgagee, to the extent of the balance owing on the Mortgagee debt, whether due or not.

(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, in 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.

(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, in 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 a reasonable amount to be fixed by the Court in the event
said premises are occupied by the mortgagee and after deducting all charges and expenses attending such proceedings and the execution of its trust as receiver, shall
apply the residue of the rents, the issues and profits toward the payment of the debt secured hereby.

