

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN

BOOK 902 PAGE 409

WHEREAS, Theodore and Edna M. Copeland
201 Rebecca St., Greenville, S. C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto William N. Bostic, a/b/a Southern
Partio Company, 1002 Drake St., Columbia, S. C.

(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 sum of

SEVEN HUNDRED SIXTY SIX and 44/100

Dollars (\$ 766.44) due and payable

in 36 monthly installments of 21.29 each beginning

20 August 1962

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the
Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of
any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account
by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the
Mortgagee at and before the signing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and
released, and by these presents grants, bargains, sells and release unto the Mortgagee, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in
the State of South Carolina, County of

Greenville and being Lot # 3 at 201 Rebecca St.,
Greenville, South Carolina, and recorded in the office of the Clerk
of Court of Greenville, County in deed Book # 229 at page 258 and
being the same premises conveyed to the within mortgagor by Addie Grant by
deed dated 1-8-44.

The within mortgage is hereby sold and assigned to

Name of Dealer

By

Together with all and singular fixtures, furniture, and appurtenances to the same belonging in any way incident or appertaining,
and of all the rents, issues, and profits thereof, and of the same, and including all heating, plumbing, and lighting fixtures now or
hereafter attached, connected, or in any manner, it being the intention of the parties hereto that all such fixtures and equipment,
other than the usual household furniture, shall be considered a part of the real estate.

TO HAVE AND TO HOLD unto the said Mortgagee, its heirs, successors and assigns forever

The Mortgagor covenants that he lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and
is lawfully authorized to sell, convey, and assign the same, and that the premises are free and clear of all liens and encumbrances except as pro-
vided herein. The Mortgagee shall hereafter in contrast and forever defend all and singular the said premises unto the Mortgagee forever,
from and against the Mortgagor and his heirs and assigns lawfully claiming the same or any part thereof.

The Mortgagor 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 further sums, advances or credits that may be made hereafter to the Mortgagor 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 premises now existing or hereafter erected on the mortgaged property insured as may be required from time
to time by the Mortgagee against fire, theft, and any other hazards specified by Mortgagee, in 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 each insurance company concerned to make payment for a loss directly to the Mortgagee, to the extent of the balance
owing on the Mortgage debt, when the debt is 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, with no 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.
- (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. This shall comply with all governmental and municipal laws and regulations affecting the mortgaged premises.