The Mortgage Assigned to United States Finance Co.

1965. Assignment recorded

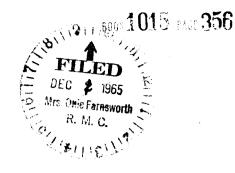
in Vol. 1018 of R. E. Mortgages on Page 310

## State of South Carolina,

COUNTY OF

Greenville

To All Whom These Presents May Concern:



WHEREAS, Press Lee Evans & Laura L. E	vans
whose address is 19 Mims Ave.	, City or Town of Greenville
State of South Carolinaheremafter "Mortgagors," in and by	a certain promissory note of even date herewith,
stand firmly held and bound unto Piedmont Construct	
, hereinafter "Mortgagee," in a penal sum equal to	Fifty & 59/100 Dollars
(\$ 50.59 ) per month for E13hty-Four	(84) months, the first payment to
be made on the 15th day of January, 1966, and day of each succeeding month thereafter (or on the last day of any succeeding month thereafter (or on the last day of any succeeding month thereafter (or on the last day of any succeeding month thereafter (or on the last day of any succeeding month).	an additional payment to be made on the 15th. eding month which has no such day) until an
amount equal to the sum of such <u>F1ghty-Four</u> in full, as in and by said promissory note and condition thereof, reference	(84) monthly payments has been paid
Now, Know All. Men, that Mortgagors in consideration of the sabetter securing the payment thereof to Mortgagee, according to the condisideration of the further sum of THREE DOLLARS, to Mortgagors in hat the sealing and delivery of these presents, the receipt whereof is hereby acklesived and by these presents do creat because and by these presents do creat because all and all and release the sealing and the seal	tion of the said promissory note, and also in con- nd well and truly paid by Mortgagee at and before knowledged, have granted, bargained, sold and re-

better securing the payment thereof to Mortgagee, according to the condition of the said promissory note, and also in consideration of the further sum of THREE DOLLARS, to Mortgagors in hand well and truly paid by Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto Mortgagee All that certain lot of land in the City of Greenville, State of South Carolina, and in Treenville County with all buildings and improvements thereon, located on the Eastern side of Mims Avenue (formerly Avenue B) and being known as Lot No. 50 on plat of Micholtown Heights No. 1, prepared by C.M.Furman, Engr., June 7, 1922, checked and revised by W.J.Riddle, Surveyor, March, 1941, and recorded in the R.M.C. Office for Greenville County, S.C., in plat book "F" at page 68, and in plat book "M" at page 5. Said property is also known as 19 Mims Avenue.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident or appertaining.

To HAVE AND TO HOLD all and singular the said premises unto Mortgagee, its successors and assigns forever. And Mortgagors do hereby bind themselves, their heirs, executors and administrators, to warrant and forever defend all and singular the said premises unto Mortgagee, its successors and assigns, from and against Mortgagors, their heirs, executors, administrators and assigns, and all other persons whosoever lawfully claims or shall claim the same or any part thereof.

AND IT IS AGREED, by and between the said parties, that

1. Mortgagors shall place and continuously keep, on the buildings now or hereafter situate on said described property, fire and extended coverage insurance in an amount of not less than the amount which may from time to time be specified by Mortgagee in such insurance company as may be approved by Mortgagee; provided, however, that if Mortgagee shall at any time be obligated to maintain fire and extended coverage insurance on said buildings, Mortgagors shall be excused from performance of this obligation to the extent of any such duplicate coverage. All insurance policies of Mortgagors shall contain the usual standard mortgagee clause making the loss under said policies payable to Mortgagee as its interest may appear; and every such policy and all renewals thereof shall be promptly delivered to and held by Mortgagee, together with receipt for the premium thereon. Mortgagee shall have the right to adjust with the insurer any loss under any such policy, and any such adjustment shall be conclusive on Mortgagors. Mortgagee shall have the right to receive and collect all proceeds paid on any claim under any such policy, to endorse Mortgagors' names to any check or other instrument of payment, and to apply such proceeds in payment of any amount due under this mortgage and the note secured hereby and any expenses incurred by Mortgagee in processing any claim under any such policy. Mortgagee shall pay to Mortgagors the balance of the proceeds, if any, remaining after making the aforesaid deductions.