

For Release Lot 68 see R. E. M. Book 1065 Page 52
For Release Lot 24 see R. E. M. Book 1065 Page 48
For Release Lot 47 see R. E. M. Book 1062 Page 142
For Release Lot 38 see R. E. M. Book 1057 Page 194
For Release Lots 65 + 67 see R. E. M. Book 1055 Page 236

The above described property has been subdivided into a subdivision known as Bishop Heights, which plat is on record in the R. M. C. Office for Greenville County in Plat Book BBB, Page 171. The Mortgagor has by this instrument mortgaged all of the said property shown on this plat except for Lots 35 and 36. This Mortgage is subject to a Duke Power Company right-of-way which is 68 feet wide and 1739.73 feet long as shown on both of said plats.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than 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 successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrances whatsoever. The Mortgagor further covenants to warrant and forever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor covenants and agrees as follows:

1. That he will promptly pay the principal of and interest on the indebtedness evidenced by the said note, at the times and in the manner therein provided.
2. 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, and also any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee; and that 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.
3. That he will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time to time by the Mortgagee against loss by fire and other hazards, in such amounts as may be required by the Mortgagee, and in companies acceptable to it, and that he does hereby assign to the Mortgagee all such policies, 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.
4. That he will keep all improvements now existing or hereafter erected upon the mortgaged property in good repair, and should he fail to do so, the Mortgagee may, at its option, enter upon said premises, make whatever repairs are necessary, and charge the expenses for such repairs to the mortgage debt.
5. That the Mortgagee may require the maker, co-maker or endorser of any indebtedness secured hereby to carry life insurance upon himself in a sum sufficient to pay all sums secured by this mortgage, designating the Mortgagee as beneficiary thereof, and, upon failure of the Mortgagor to pay the premiums therefor, the Mortgagee may, at its option, pay said premiums, and all sums so advanced by the Mortgagee shall become a part of mortgage debt.
6. That, together with, and in addition to, the monthly payments of principal and interest payable under the terms of the note secured hereby, he will pay to the Mortgagee, on the first day of each month, until the indebtedness secured hereby is paid in full, a sum equal to one-twelfth of the annual taxes, public assessments and insurance premiums, as estimated by the Mortgagee, and, on the failure of the Mortgagor to pay all taxes, insurance premiums and public assessments, the Mortgagee may, at its option, pay said items and charge all advances therefor to the mortgage debt. Any deficiency in the amount of such aggregate monthly payment, shall, unless made good by the Mortgagor prior to the due date of the next such payment, constitute an event of default under this mortgage. The Mortgagee may collect a "late charge" not to exceed two cents (2c) per dollar of any installment which is not paid within fifteen (15) days from the due date thereof to cover the extra expense involved in handling delinquent payments. If, however, such monthly payments shall not be sufficient to pay such items when the same shall become due and payable, then the Mortgagor shall pay to the Mortgagee any amount necessary to make up the deficiency. Such payment will be made within thirty (30) days after written notice from the Mortgagee stating the amount of the deficiency, which notice may be given by mail.
7. That he hereby assigns all the rents, issues, and profits of the mortgaged premises from and after any default hereunder, and should legal proceedings be instituted pursuant to this instrument, then the Mortgagee shall have the right to have a receiver appointed of the rents, issues, and profits, who, after deducting all charges and expenses attending such proceedings and the execution of his trust as receiver, shall apply the residue of the rents, issues, and profits, toward the payment of the debt secured hereby.
8. That, at the option of the Mortgagee, this mortgage shall become due and payable forthwith if the Mortgagor shall convey away said mortgaged premises, or if the title shall become vested in any other person in any manner whatsoever other than by death of the Mortgagor. The Mortgagor shall not place a subsequent or junior mortgage upon the above described premises without the written permission of the Mortgagee.

For Release Lot 71 see R. E. M. Book 1081 Page 414
For Release Lot 96 see R. E. M. Book 1081 Page 414
For Release Lot 97 see R. E. M. Book 1081 Page 414
For Release Lot 98 see R. E. M. Book 1081 Page 414
For Release Lot 99 see R. E. M. Book 1081 Page 414
For Release Lot 100 see R. E. M. Book 1081 Page 414
For Release Lot 101 see R. E. M. Book 1081 Page 414
For Release Lot 102 see R. E. M. Book 1081 Page 414
For Release Lot 103 see R. E. M. Book 1081 Page 414
For Release Lot 104 see R. E. M. Book 1081 Page 414
For Release Lot 105 see R. E. M. Book 1081 Page 414
For Release Lot 106 see R. E. M. Book 1081 Page 414
For Release Lot 107 see R. E. M. Book 1081 Page 414
For Release Lot 108 see R. E. M. Book 1081 Page 414
For Release Lot 109 see R. E. M. Book 1081 Page 414
For Release Lot 110 see R. E. M. Book 1081 Page 414
For Release Lot 111 see R. E. M. Book 1081 Page 414
For Release Lot 112 see R. E. M. Book 1081 Page 414
For Release Lot 113 see R. E. M. Book 1081 Page 414
For Release Lot 114 see R. E. M. Book 1081 Page 414
For Release Lot 115 see R. E. M. Book 1081 Page 414
For Release Lot 116 see R. E. M. Book 1081 Page 414
For Release Lot 117 see R. E. M. Book 1081 Page 414
For Release Lot 118 see R. E. M. Book 1081 Page 414
For Release Lot 119 see R. E. M. Book 1081 Page 414
For Release Lot 120 see R. E. M. Book 1081 Page 414

For Release Lot 121 see R. E. M. Book 1081 Page 414
For Release Lot 122 see R. E. M. Book 1081 Page 414
For Release Lot 123 see R. E. M. Book 1081 Page 414
For Release Lot 124 see R. E. M. Book 1081 Page 414
For Release Lot 125 see R. E. M. Book 1081 Page 414
For Release Lot 126 see R. E. M. Book 1081 Page 414
For Release Lot 127 see R. E. M. Book 1081 Page 414
For Release Lot 128 see R. E. M. Book 1081 Page 414
For Release Lot 129 see R. E. M. Book 1081 Page 414
For Release Lot 130 see R. E. M. Book 1081 Page 414
For Release Lot 131 see R. E. M. Book 1081 Page 414
For Release Lot 132 see R. E. M. Book 1081 Page 414
For Release Lot 133 see R. E. M. Book 1081 Page 414
For Release Lot 134 see R. E. M. Book 1081 Page 414
For Release Lot 135 see R. E. M. Book 1081 Page 414
For Release Lot 136 see R. E. M. Book 1081 Page 414
For Release Lot 137 see R. E. M. Book 1081 Page 414
For Release Lot 138 see R. E. M. Book 1081 Page 414
For Release Lot 139 see R. E. M. Book 1081 Page 414
For Release Lot 140 see R. E. M. Book 1081 Page 414