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BOOK 1293 PAGE 659

First Mortgage on Real Estate

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

TO ALL WHOM THESE PRESENTS MAY CONCERN:

MARLIN MILLS and WANDA L. MILLS (hereinafter referred to as Mortgagor)

SEND (S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto DANIEL FINANCIAL SERVICES, INC., GREENVILLE, S. C., (hereinafter referred to as Mortgagee)

in the sum of Fifteen Thousand Eight Hundred Fifty ----- DOLLARS

(\$ 15,850.00), as evidenced by the Mortgagor's note of even date, bearing interest as stated in said note, and payable as therein stated or as modified by mutual agreement, in writing, the final maturity of which is Thirty ----- years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

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 sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell 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 County of Greenville, State of South Carolina~~ on the northeastern side of Chesley Drive near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 64 as shown on a plat of The Village, Section I, prepared by Heaner Engineering Co., Inc., dated October 13, 1972, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4-R at page 52, and having metes and bounds as shown thereon.

This is the identical property conveyed to the mortgagors herein by deed of Fortis Enterprises, Inc., dated October 23, 1973, and to be recorded herewith in the R.M.C. Office for Greenville County, South Carolina.



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.

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TO HAVE AND TO HOLD all and singular the

The Mortgagor covenants that he is lawfully se good right and lawful authority to sell, convey, encumbrances whatsoever. The Mortgagor furth the Mortgagee forever, from and against the M thereof.

The Mortgagor covenants and agrees as follows:

1. That he will promptly pay the times and in the manner therein provided, or as

2. That this mortgage shall secure option of the Mortgagee, for the payment pursuant to the covenants herein, and also an the Mortgagor by the Mortgagee, and for an Mortgagor at any time hereafter; and that all shall be payable on demand of the Mortgagee such advances and readvances shall be superior

3. Without affecting the liability and without affecting the rights of the Mortga may at any time, without notice or consent payment of the indebtedness secured hereby.

4. That he will keep the improve may be required from time to time by the M such amounts and for such periods as may be such insurance provision for payment of whic approved by the Mortgagee and the policies loss payable clauses in favor of and in form ac by mail to the Mortgagee, who may make pr concerned is hereby authorized and directe Mortgagor and Mortgagee jointly, and the in option either to the reduction of the indebt event of foreclosure of this mortgage or indebtedness secured hereby, all right, title a pass to the purchaser or grantee.

5. That he will keep all improve repair, and, in the case of a construction loa should he fail to do so, the Mortgagee ma including the completion of any construction such construction to the mortgage debt.

6. That the Mortgagee may requ life insurance upon himself in a sum suffi beneficiary thereof, and, upon failure of the said premiums, and all sums so advanced by

7. That, together with, and in terms of the note secured hereby, he will p secured hereby is paid in full, a sum equa estimated by the Mortgagee, and, on the fail the Mortgagee may at its option, pay said it payments will not bear interest to the mort

8. That he hereby assigns all th hereunder, and should legal proceedings be have a receiver appointed of the rents, iss proceedings and the execution of his trus payment of the debt secured hereby.

9. That, at the option of the shall convey away said mortgaged premises other than by death of the Mortgagor, or, in to become and remain interrupted for a per

10. It is agreed that the Mor under this mortgage or in the note secured perform all the terms, conditions, and cov shall be utterly null and void; otherwise to or covenants of this mortgage, or of the r the Mortgagor to the Mortgagee shall beco legal proceedings be instituted for the fo involving this Mortgage or the title to the placed in the hands of an attorney at Mortgagee, and a reasonable attorney's f option of the Mortgagee, as a part of the d