

0763

county road N. 81-0 E., 231 feet to the point and place of beginning.

This being the same property conveyed to Harley Moore by deed of J.P. Davenport dated February 19, 1951, and recorded in the Greenville County RMC Office in Deed Book 428 at Page 537.

For a more recent survey on the above described property, see plat recorded in the RMC Office for Greenville County, S.C. in Plat Book 4K at Page 87.

This conveyance is made subject to all restrictions, easements, conditions, public roads, and restrictive covenants reserved on plats and other instruments of public record or actually existing on the ground affecting said property.

Grantees agree to pay Greenville County property taxes for the year 1971 and subsequent years.

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(Continued)

TO HAVE AND TO HOLD all and singular the premises described above unto the said Mortgagee, its successors and assigns forever.

If the Mortgagor shall fully pay according to its terms the indebtedness hereby secured then this mortgage shall become null and void.

Mortgagor agrees to pay all taxes, assessments and charges against the above-described premises.

Mortgagor also agrees to maintain insurance in such form and amount as may be satisfactory to the Mortgagee in Mortgagee's favor, and in default thereof Mortgagee may, but is not obligated to, effect said insurance in its own name.

Any amount which Mortgagee may expend to discharge any tax, lien, assessment, obligation, covenant, insurance premium, prior mortgage or any charge whatsoever in connection with the above described real estate shall be an additional lien secured by this mortgage with interest at the highest lawful rate if not prohibited by law, and may be enforced and collected in the same manner as the debt hereby secured.

All obligations of Mortgagor to Mortgagee shall become due, at the option of Mortgagee, without notice or demand, upon any default.

Mortgagor agrees in case of foreclosure of this mortgage to pay a reasonable attorney's fee as determined by the court in which suit is filed and any court costs which shall be secured by this mortgage and included in judgment of foreclosure.

This mortgage shall extend, consolidate and renew any existing mortgage held by Mortgagee against Mortgagor on the above described real estate.

In Witness Whereof, we have set our hands and seals the day and year first above written.

Signed, Sealed, and Delivered
in the presence of

Bob B...
(Witness)

DC Smith
(Witness)

[Signature] (L.S.)

Larry M. T... (L.S.)



82-10248 (6-70) - SOUTH CAROLINA

4328 RV.2