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Marvin N. Arter and Virginia Arter (hereinafter also styled the mortgagor) to the Carolina Aluminum Products Company (hereinafter also styled the mortgagee) in the sum of

Carolina Aluminum Products Company

\$12,009.48 payable in 84 equal installments of \$ 142.97 each, commencing on the

20th day of June 1975 and falling due on the same of each subsequent month, as in and by the said Note and conditions thereof, reference thereto has and more fully appear.

NOW KNOW ALL MEN, that the mortgagor in consideration of the said debt, and for the better securing the payment thereof, according to the conditions of the said Note, which with all its provisions is hereby made a part hereof; and also in consideration of Three Dollars to the said mortgagee in hand well and truly paid, by the said mortgagor, at and before the signing and delivery of these Presents, the receipt whereof is hereby acknowledged, have granted, conveyed, sold and released, and by these Presents do grant, bargain, sell and release unto the said mortgagee, its (his) heirs, successors and assigns forever, the following described real estate:

All that lot of land lying in the State of South Carolina, County of Greenville, in Gantt Township, being known and designated as Lot No. 138, on a plat of Kennedy Park, recorded in Plat Book JJJ, at page 44, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Southern side of Blossom Drive at the joint front corner of Lots 138 and 139, and running thence S. 2-24 W. 133 feet to a point; thence S. 87-18 E. 75 feet to the rear corner of Lot 137; thence along the line of said lot, N. 2-24 E. 133 feet to a point on the Southern edge of Blossom Drive; thence along the edge of said drive, N. 87-18 W. 75 feet to the point of beginning.

This property is conveyed subject to a 25-foot building setback line and a drainage easement across the rear of said lot and is subject to restrictions of record in Deed Book 773; at page 527.

This is a portion of the property conveyed to the grantor by deed recorded in Deed Book 755, at page 244.

IT IS UNDERSTOOD THAT THIS MORTGAGE CONSTITUTES A VALID SECOND LIEN ON THE ABOVE DESCRIBED PROPERTY.

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 the said mortgagee, its (his) successors, heirs and assigns forever.

AND I (we) do hereby bind my (our) self and my (our) heirs, executors and administrators, to procure or execute any further necessary assurances of title to the said premises, the title to which is hereunto, and also to warrant and forever defend all and singular the said Premises unto the said mortgagee its (his) heirs, successors and assigns, from and against all persons lawfully claiming, or to claim the same or any part thereof.

AND IT IS AGREED, by and between the parties hereto, that the said mortgagor, his (their) heirs, executors, or administrators, shall keep the buildings on said premises, insured against loss or damage by fire, for the benefit of the said mortgagee, for an amount not less than the unpaid balance on the said Note in such company as shall be approved by the said mortgagee, and in default thereof, the said mortgagor, its (his) heirs, successors or assigns, may effect such insurance and reimburse themselves under this mortgage for the expense thereof, with interest thereon, from the date of its payment. And it is further agreed that the said mortgagee its (his) heirs, successors or assigns shall be entitled to receive from the insurance moneys to be paid, a sum equal to the amount of the debt secured by this mortgage.

AND IT IS AGREED, by and between the said parties, that if the said mortgagor, his (their) heirs, executors, administrators or assigns, shall fail to pay all taxes and assessments upon the said premises when the same shall first become payable, then the said mortgagee, its (his) heirs, successors or assigns, may cause the same to be paid, together with all penalties and costs incurred thereon, and reimburse themselves under this mortgage for the same so paid, with interest thereon, from the dates of such payments.

AND IT IS AGREED, by and between the said parties, that when any default being made in the payment of the said Note, when the same shall become payable, or in any other of the provisions of this mortgage, that then the entire amount of the debt secured, or intended to be secured hereby, shall forthwith become due, at the option of the said mortgagee, its (his) heirs, successors or assigns, although the period for the payment of the said debt may not then have expired.

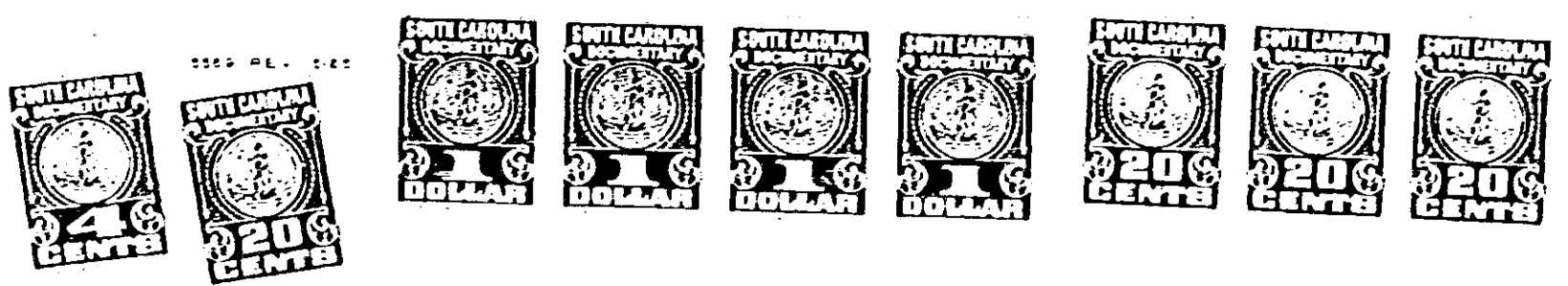
AND IT IS FURTHER AGREED, by and between the said parties, that should legal proceedings be instituted for the foreclosure of this mortgage, or for any purpose involving this mortgage, a power of attorney shall be placed in the hands of an attorney at law for collection, by suit or otherwise, that all costs and expenses incurred by the mortgagee, its (his) heirs, successors or assigns, including a reasonable counsel fee (not less than ten percent of the amount involved) shall thereupon become due and payable as a part of the debt secured hereby, and may be levied and collected thereon.

PROVIDED, ALWAYS, and it is the true intent and meaning of these Presents, that when the said mortgagor, his (their) heirs, executors or administrators shall pay, or cause to be paid, unto the said mortgagee, its (his) heirs, successors or assigns, the said debt, with the interest thereon, at any time or times, and the sum of Three Dollars by the said mortgagor, his (their) heirs, successors, or assigns, according to the conditions and covenants of the said Note, upon this mortgage and shall perform all the obligations according to the true intent and meaning of the said Note and mortgage, then this Deed of Bargain and Sale shall cease, determine and be void, otherwise it shall remain in full force and virtue.

AND IT IS LASTLY AGREED, by and between the said parties, that the said mortgagor may now and enjoy the said premises until default of payment shall be made.

WITNESS my (our) Hand and Seal, this 29th day of September 1975

Expresses and delivers in the presence of: Marvin N. Arter (M.N.A.) Virginia D. Arter (V.D.A.) Alvin Cerdaig (A.C.) McRed (M.R.)



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