

RECORDING FEE \$2.50
 PAID \$13.80
 JUN 13 1975
 STATE OF SOUTH CAROLINA
 Assign 5546

COUNTY OF GREENVILLE
 X 295333 X

ATLANTIC SECURITIES CORPORATION
 TO 12366
 CHARLES W. BENNETT
 12366
 1382
 283
 JUN 13 1975

Mortgage of Real Estate

I hereby certify that the within Mortgage has been
 this 13th day of June
 1975 at 4:02 P. M. recorded in
 Book 1311 of Mortgages, page 720

AS TO 29533
 Dennis S. Tankersley
 Register of Mesne Conveyances
 Greenville County

WILKINS & WILKINS, Attorneys
 Attorneys at Law
 Greenville, S. C.

\$32,000.00
 Lot 17 Cor. White Horse Rd., &
 Florida Ave., Welcome View.

1382 PAGE 283

RECORDED JUN 13 75 At 4:02 P.M. # 29533

Notary Public for South Carolina
 My commission expires: 4-25-85

13th day of June 1975
 (SEAL) *Dennis S. Tankersley*
 GIVEN under my hand and seal this
 13th day of June 1975
 I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the mortgagor(s) and the mortgagor(s)'s heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE
 RENUNCIATION OF DOWER

Personally appeared the undersigned witness and made oath that (s)he saw the within named mortgagor(s) sign, seal and as the mortgagor(s) act and deed, deliver the within written Mortgage, and that (s)he with the other witness subscribed above, witnessed the execution thereof.
 SWORN to before me this 13th day of June 1975.
 Notary Public for South Carolina
 My commission expires: 11-13-79
 (SEAL) *Dennis S. Tankersley*

STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE
 Assignment RECORDED NOV 4 76 AT 10:10 A.M.
 PROBATE
 FOR REM TO THIS ASSIGNMENT SEE BOOK 1311 - PAGE 720 X

IN THE PRESENCE OF: *Dennis S. Tankersley*
Thomas S. Tankersley
 FOR VALUE RECEIVED, I hereby assign and transfer the within mortgage and the note which it secures, to ATLANTIC SECURITIES CORPORATION this the 28th day of October 1976.
 (SEAL) *Charles W. Bennett*
 (SEAL) *Dennis S. Tankersley*
 (SEAL) *Thomas S. Tankersley*
 SIGNED, sealed and delivered in the presence of:
 10 10 1976
 (SEAL) *Charles W. Bennett*

WITNESS the Mortgagor's hand and seal the REPLEY 10 10 1976
 1975 12366
 (8) That the covenants herein contained shall bind and the benefits and advantages shall inure to, the respective heirs, executors, administrators successors and assigns, of the parties hereto and shall be applicable to all genders.
 use of any gender shall be applicable to all genders.
 (7) That the Mortgagor shall hold and enjoy the premises above conveyed until there is a default under this mortgage or in the note secured hereby. It is the true meaning of this instrument that if the Mortgagor shall fully perform all the terms, conditions, and covenants of the mortgage, and of the note secured hereby, that then this mortgage shall be utterly null and void; otherwise to remain in full force and virtue.
 (6) That if there is a default in any of the terms, conditions, or covenants of this mortgage, or of the note secured hereby, then, at the option of the Mortgagor, all sums then owing by the Mortgagor to the Mortgagor shall become immediately due and payable, and this mortgage may be foreclosed. Should any legal proceedings be instituted for the foreclosure of this mortgage, or should the Mortgagor become a party of any suit involving this Mortgage or the title to the premises described herein, or should the debt secured hereby or any part thereof be placed in the hands of any attorney at law for collection by suit or otherwise, all costs and expenses incurred by the Mortgagor, and a reasonable attorney's fee, shall thereupon become due and payable immediately hereunder.
 (5) That the Mortgagor shall hold and enjoy the premises above conveyed until there is a default under this mortgage or in the note secured hereby. It is the true meaning of this instrument that if the Mortgagor shall fully perform all the terms, conditions, and covenants of the mortgage, and of the note secured hereby, that then this mortgage shall be utterly null and void; otherwise to remain in full force and virtue.
 (4) That it will pay, when due, all taxes, public assessments, and other governmental or municipal charges, fines or other impositions against the mortgaged premises. That it will comply with all governmental and municipal laws and regulations affecting the mortgaged premises.
 (3) That it hereby assigns all rents, issues and profits of the mortgaged premises from and after any default hereunder, and agrees that should legal proceedings be instituted pursuant to this instrument, any judge having jurisdiction may, at Chambers or otherwise, appoint a receiver of the mortgaged premises, with full authority to take possession of the mortgaged premises and collect the rents, issues and profits, including a reasonable rental to be fixed by the Court in the event said premises are occupied by the mortgagor and after deducting all charges and expenses attending such proceeding and the execution of its trust as receiver, shall apply the residue of the rents, issues and profits toward the payment of the debt secured hereby.
 (2) That it will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time to time by the Mortgagor against loss by fire and any other hazard specified by the Mortgagor, in an amount not less than the mortgage debt, or in such amount as may be required by the Mortgagor, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgagor, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgagor, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgagor the proceeds of any policy insuring the mortgaged premises and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgagor, to the extent of the balance owing on the Mortgage debt, whether due or not.
 (1) That this mortgage shall secure the Mortgage for such further sums as may be advanced hereafter, at the option of the Mortgagor, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgage for any further loans, advances, repayments or credits that may be made hereafter to the Mortgagor by the Mortgagor so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagor unless otherwise provided in writing.
 (2) That it will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time to time by the Mortgagor against loss by fire and any other hazard specified by the Mortgagor, in an amount not less than the mortgage debt, or in such amount as may be required by the Mortgagor, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgagor, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgagor, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgagor the proceeds of any policy insuring the mortgaged premises and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgagor, to the extent of the balance owing on the Mortgage debt, whether due or not.
 (3) That it will keep all improvements now existing or hereafter erected in good repair, and, in the case of a construction loan, that it will continue construction until completion without interruption, and should it fail to do so, the Mortgagor may, at its option, enter upon said premises, make whatever repairs are necessary, including the completion of any construction work underway, and charge the expenses for such repairs or the completion of such construction to the mortgage debt.
 (4) That it will pay, when due, all taxes, public assessments, and other governmental or municipal charges, fines or other impositions against the mortgaged premises. That it will comply with all governmental and municipal laws and regulations affecting the mortgaged premises.
 (5) That it hereby assigns all rents, issues and profits of the mortgaged premises from and after any default hereunder, and agrees that should legal proceedings be instituted pursuant to this instrument, any judge having jurisdiction may, at Chambers or otherwise, appoint a receiver of the mortgaged premises, with full authority to take possession of the mortgaged premises and collect the rents, issues and profits, including a reasonable rental to be fixed by the Court in the event said premises are occupied by the mortgagor and after deducting all charges and expenses attending such proceeding and the execution of its trust as receiver, shall apply the residue of the rents, issues and profits toward the payment of the debt secured hereby.
 (6) That if there is a default in any of the terms, conditions, or covenants of this mortgage, or of the note secured hereby, then, at the option of the Mortgagor, all sums then owing by the Mortgagor to the Mortgagor shall become immediately due and payable, and this mortgage may be foreclosed. Should any legal proceedings be instituted for the foreclosure of this mortgage, or should the Mortgagor become a party of any suit involving this Mortgage or the title to the premises described herein, or should the debt secured hereby or any part thereof be placed in the hands of any attorney at law for collection by suit or otherwise, all costs and expenses incurred by the Mortgagor, and a reasonable attorney's fee, shall thereupon become due and payable immediately hereunder.
 (7) That the Mortgagor shall hold and enjoy the premises above conveyed until there is a default under this mortgage or in the note secured hereby. It is the true meaning of this instrument that if the Mortgagor shall fully perform all the terms, conditions, and covenants of the mortgage, and of the note secured hereby, that then this mortgage shall be utterly null and void; otherwise to remain in full force and virtue.
 (8) That the covenants herein contained shall bind and the benefits and advantages shall inure to, the respective heirs, executors, administrators successors and assigns, of the parties hereto and shall be applicable to all genders.
 use of any gender shall be applicable to all genders.

800 1341 PAGE 721

4328 RV-2

0 2 8 3