

FEB 14 1977 9:11 AM X21408 X

Horton, Drowdy et al
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Mary Ellen Bates Roper

BOOK 1412 PAGE 523

11195

TO

G. Maurice Ashmore
% Hprton Law Firm
Box 10167, F. S.
Greenville, S. C. 29603

Mortgage of Real Estate

herby certify that the within Mortgage has been filed with
day of February 1977
2:45 P. M. recorded in Book 1389 of

mortgages, page 170
Dennis S. Jordan
Register of Mesne Conveyance Greenville County

Horton, Drowdy, Merchbanks, Ashmore,
Chapman & Brown, P.A.
307 PATTIGRU STREET
P. O. BOX 10167 F.S.
GREENVILLE, SOUTH CAROLINA 29603

2,500.00
Int., Tract, Geer Hwy.

Thereby assign, set over and transfer to Margaret Hicks Ashmore
all my right, title and interest and to this Mortgage this
10th day of May, 1977

COUNTY OF GREENVILLE
STATE OF SOUTH CAROLINA

Witness
M. O. Ashmore
G. Maurice Ashmore

Deborah D. Patrick
Witness

FOR REM TO THIS ASSIGNMENT SEE

11195 BOOK 1389-PAGE 170

RECORDED OCT 10 1977 At 11:06 A.M.

Witness the Mortgagor's hand and seal this
7th day of May 1977
Margaret Hicks Ashmore
Deborah D. Patrick
M. O. Ashmore
G. Maurice Ashmore

WITNESSES
Margaret Hicks Ashmore
Deborah D. Patrick
M. O. Ashmore
G. Maurice Ashmore

(1) 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 completion of such construction to the mortgage debt.

(2) That it will pay, when due, all taxes, public assessments, and other 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 attending such proceedings 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.

(4) That if there is a default in any of the terms, conditions, or covenants of this mortgage, or of the note secured hereunder, then, at the option of the Mortgagor, all sums then owing by the Mortgagor to the Mortgagee 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 Mortgagee 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 Mortgagee in the prosecution of the attorney's fee, shall thereupon become due and payable immediately or on demand, at the option of the Mortgagee, as a part of the debt secured hereby, and may be recovered and collected hereunder.

(5) That the Mortgagor shall hold and enjoy the premises above conveyed until there shall be default in the payment of the debt secured hereby. It is the true meaning of this instrument that if the Mortgagor shall fully perform the terms, conditions, and covenants of the note secured and of the note secured hereby, that then this mortgage shall be utterly null and void, and the Mortgagor shall be entitled to the full use and enjoyment of the premises and the benefits and advantages contained herein, and the benefits and advantages shall inure to the respective heirs, executors, administrators, successors and assigns, of the parties hereto. Whenever used, the singular shall be construed to include the plural, and the use of any gender shall be applicable to all genders.

The debt hereby secured is paid in full this 20th day of
February, 1977, and the lien of this mortgage
cancelled.
Margaret Hicks Ashmore
Deborah D. Patrick
M. O. Ashmore
G. Maurice Ashmore

GREENVILLE
OCT 10 11 56 AM '77
MARGARET HICKS ASHMORE
DEBORAH D. PATRICK
M. O. ASHMORE
G. MAURICE ASHMORE