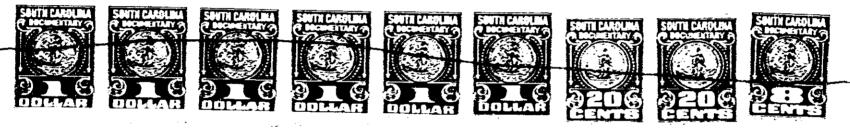
AUG14 1978 to	MORTGAGE	ans. 1441 PAGE 15
WHE S TAYALOULEY	pivin T. Porter, Jr. and Sarah K. I	Porter
	Towastana Toa	even date herewith, stand firmly held and bound unto (hereinafter also styled the mortgages) in the sum o
. 16 . 169 . 04		onths-paid monthly. s. 248.92 each, commencing on the
10th	say of August 19 79 and falling due thereof, reference thereunto had will more fully appear.	s on the same of each subsequent month, as in and by the

NOW ALL MEN, that the mortgagoris) 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 mortgager in hand well and truly paid, by the said mortgagee, at and before the sealing and delivery of these Presents, the receipt where-cf is hereby acknowledged, have granted, bargained, 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 in the State of South Carolina, County of Greenville, shown as lot 18 on plat of Cedar Terrace, recorded in Plat Pook BBB at page 137 and having such courses and distances as will appear by reference to said plat. Being the same property conveyed by Elza Elliott Smith, Jr. and Bobby J. Smith by deed recorded in Deed Book 910 at page 254 on March 9, 1971.

It is understood that this mortgage constitutes a valid second lien on the abovedescribed property.

This is the identical property conveyed to Melvin E. Porter, Jr. and Sarah K. Porter by deed of Billy E. Gillespie and Margaret B. Gillespie on 8/20/77 and recorded 8/31/77 in the office of the RMC for Greenville County, S. C. in Deed Bk. 1063, page 836.



TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise

TO HAVE AND TO HOLD, all and singular the said Premises unto the said mortgages, its (his) successors, heirs and assigns forever.

AND I (we) do hereby bind my (our) self and my (our) heirs, executors and administrators, to produce or execute any further necessary assurances of title to the said premises, the title to which is unencumbered, 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(s) 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 mortgagee, its (his) heirs, successors or assigns, may effect such insurance and relimburse 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 mortgages 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(s), 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 mortgages, 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 sums so paid, with interest thereon, from the dates of such payments.

AND IT IS AGREED, by and between the said parties, that upon 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, or should the debt hereby secured 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 (of not less than ten per cent of the amount involved) shall thereupon become due and payable as a part of the debt secured hereby, and may be recovered and collected hereunder

PROVIDED, ALWAYS, and it is the true intent and meaning of the parties to these Presents, that when the said mortgagor, his (their) heirs, executors or administrators shall pay, or cause to be paid unto the said mortgages, its (his) heirs, successors or assigns, the said debt, with the interest thereon, if any shall be due, and also all sums of money paid by the said mortgages, his (their) heirs, successors, or assigns, according to the conditions and agreements of the said note, and of 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 cause, determine and be void, otherwise it shall account to full force and alternative.

WITNESS my (our) Hand and Seal, this 9th day	y of August 19 7º
Signed, sealed and delivered in the presence of	Melin Parte 11.5)
WITNESS JANNY C Ulius	Aud Tarter (L.S.)
WITNESS Thances Alladia	

O-