

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

GREENVILLE COUNTY  
1975 1 24 PM 1:15  
MORTGAGE OF REAL ESTATE

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In consideration of advances made and which may be made by Sunamerica Financial Corporation Lender, to Joseph M. Trim, Borrower (whether one or more) aggregating Six thousand three hundred Dollars (\$ 6300.00 ) (evidenced by note(s) dated February 14, 1979 (thereby expressly made a part hereof) and to secure, in accordance with Section 45-55, Code of Laws of South Carolina (1962), (1) all existing indebtedness of Borrower to Lender (including, but not limited to) the above described advances), evidenced by promissory notes and all renewals and extensions thereof (2) all future advances that may subsequently be made to Borrower by Lender, to be evidenced by promissory notes, and all renewals and extensions thereof, and (3) all other indebtedness of Borrower to Lender now due or to become due or hereafter contracted, the maximum principal amount of all existing indebtedness, future advances, and all other indebtedness outstanding at any time not to exceed Fifty thousand Dollars/ (\$ 50,000.00 ), plus interest thereon, attorneys fees and court costs, with interest as provided in said note(s), and costs including a reasonable attorneys fee of not less than ten per centum of the total amount due thereon and charges as provided in said note(s) and herein, the undersigned Borrower does hereby mortgage, grant and convey to Lender, and by these presents does hereby grant, bargain, sell convey and mortgage, in fee simple, unto Lender, its successors and assigns the following described property:

All that piece, parcel or lot of land in Chicksprings Township, Greenville County, State of South Carolina located within the limits of Greer, being shown on a plat prepared by Wolfe & Huskey dated April 21, 1977 and being more particularly described as follows:

BEGINNING at an iron pin on Campbell Avenue and running thence, S. 89-00 W. 84.4 feet to an iron pin on the line of the Grantor; thence, along that line N. 06-23 W. 189.1 feet to an iron pin on the line of Campbell; thence, S. 70-52 E. 42.8 feet to an iron pin; thence, S. 20-17 E. 187 feet to the beginning corner and according to said plat containing 0.25 acres more or less.

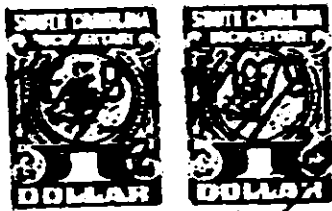
This conveyance is a portion of the property conveyed to Ruby H. Taylor by deed of Loren Lee Taylor on November 25, 1972 and duly recorded on February 20, 1973 in Deed Book 967 at page 597 and by deed to Ruby H. Taylor from Donand Gene Taylor, Steve Earl Taylor and Judy T. Fowler on October 25, 1972 and duly recorded in Deed Book 967 at page 598 in the R.M.C. Office for Greenville County and inherited from J.P. Taylor who died intestate on August 6, 1971, said estate being filed in Apartment 1197 File 2 in the Probate Court for Greenville County.

Derivation: Deed Book 1056, Page 240 from Ruby Taylor, dated 4/30/77 and recorded 5/9/77

Together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements or additions thereto, shall be deemed to be and remain a part of the property covered by this mortgage; and all of the foregoing, together with said property (or the leasehold estate if this mortgage is on a leasehold) are referred to as the "property".

TO HAVE AND TO HOLD, all and singular, the said property unto Lender and Lender's successors and assigns, forever.

Borrower covenants that he is lawfully seized of the premises herein above described in fee simple absolute (or such other estate, if any, as is stated hereinbefore), that he has good, right, and lawful authority to sell, convey, mortgage or encumber the same, and that the premises are free and clear of all liens and encumbrances whatsoever except: (if none, so state)



George W. Vaughn



Borrower further warrants and does hereby bind himself, his heirs, executors, administrators and assigns to warrant and forever defend all and singular the premises as herein conveyed, unto the Lender forever, from and against the Borrower and all persons whomsoever lawfully claiming the same or any part thereof.

Borrower further covenants and agrees as follows:

1. That he will promptly pay the principal of and interest on the indebtedness evidenced by the said note (s) at the time and in the manner therein provided. The Lender may collect a "late charge" not to exceed an amount equal to lesser of \$5.00 or five per centum of any installment which is not paid within ten days from the due date thereof to cover the extra expense involved in handling delinquent payments.
2. That this mortgage shall secure the Lender for such further sums as may be advanced hereafter, at the option of the Lender, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein, and also any further loans, advances, readvances or credits that may be made hereafter to the Borrower by the Lender; and that all sums so advanced shall bear interest at the same rate as the mortgage and shall be payable on demand of the Lender, unless otherwise provided in writing.
3. That he will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time to time by the Lender against loss by fire and other hazards, in such amounts as may be required by the Lender, and in companies acceptable to it, and that he does hereby assign to the Lender all such policies, and that all such policies and renewals thereof, at the option of the Lender, shall be held by it and have attached thereto loss payable clauses in favor of, and in form acceptable to, the Lender.
4. That he will keep all improvements now existing or hereafter erected upon the mortgaged property in good repair, and, should he fail to do so, the Lender may, at its option, enter upon said premises, make whatever repairs are necessary and charge the expenses for such repairs to the mortgage debt.

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