

DUNN'S R.M.C.
FILED
SOUTH CAROLINA
FEB 16 1979

MORTGAGE

19502

County of
Greenville

Date of this Mortgage
Month Day Year
December 13 1978

Name of Mortgagor(s) and Spouse
Willie Sease Jr and
Bessie Mae W. Sease

Residence
24 Kennel Ct
Simpsonville, S.C.

bound jointly and severally, if this mortgage is signed by more than one individual (hereinafter called the mortgagor), is justly indebted to

Name of Contractor
Southern Prudential Corp.

Principal Office of Contractor
2099 Peachtree St. N.E.
Atlanta, Ga. 30329

its heirs, successors and assigns (hereinafter called the mortgagee), in the SUM OF five thousand seven hundred eighty nine & 40/100ths Dollars, \$ 5789.40

SAID SUM TO BE PAID AS FOLLOWS	Number of installments	Amount of each installment	First Installment due on			Payable thereafter monthly on the _____ day of each month
			Month	Day	Year	
	60	\$ 96.49	Feb	20	1979	20th

together with interest at seven (7%) per cent per annum on all matured and unpaid installments, according to a certain note(s) bearing even date herewith, and whereas the grantor desires to secure the payment of said note(s).

KNOW ALL MEN, that the said mortgagor in consideration of the said debt and sum of money as aforesaid, and for the better securing of the payment thereof unto the said mortgagee and also in consideration of the further sum of \$3.00 to the said mortgagor in hand well and truly paid by the said mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, by these presents do grant, bargain, sell and release unto the said mortgagee, his heirs, and assigns the following described premises in South Carolina:

Street address
24 Kennel Ct.
City/Town
Simpsonville
County
Greenville

being the same premises conveyed to the mortgagor by deed of Jimmy C. Longston

dated 6-14 1974, recorded in the office of the Clerk of Court - RMC of Greenville County in Book 1001 Page 180 of which the description in said deed is incorporated by reference.

All that certain piece, parcel or lot of land in the State of South Carolina, County of Greenville, near the Town of Simpsonville, being known and designated as Lot No. 24 on a Plat of Meadow Acres, Section 2, prepared by Jones Engineering Service dated March 1, 1973, recorded in the RMC Office for Greenville County in Plat Book 5D at page 11, and having, according to said plat, the following metes and bounds, to wit: BEGINNING at an iron pin on the southeastern side of Kennel Court at the joint front corner of Lots No. 23 and 24 and running thence along said Kennel Court, N. 45-15 E., 125 feet to an iron pin at joint front corner of Lots No. 24 and 25; thence S. 44-45 E., 211.3 feet to an iron pin; thence S. 39-15 W., 125.5 feet to an iron pin at the joint rear corner of Lots No. 25 and 24; thence N. 45-45 W., 205.3 feet to an iron pin, on the southeastern side of Kennel Court, being the point of beginning.

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 unto the said mortgagee, its heirs, successors and assigns forever. And the mortgagor does hereby bind himself, his heirs, executors and administrators, to warrant and forever defend all and singular the said premises unto the said mortgagee, its heirs, successors and assigns from and against himself and his heirs and all persons whomsoever lawfully claiming or to claim the same or any part thereof. AND the mortgagor covenants with the mortgagee that: The mortgagor will pay the indebtedness as hereinbefore provided, keep the buildings insured against loss or damage by fire for the benefit of the mortgagee, and not less than the actual value thereof, observe and perform all covenants, terms and conditions of the note(s) secured hereby, pay all taxes, assessments, water rates, insurance premiums, installments of principal and interest on any part of the debt secured hereby, and if the mortgagee may pay the same and the mortgagor shall repay to the mortgagee the amount so paid with interest at 7% per annum, said amounts to be added to the indebtedness secured by this mortgage, and if the mortgagor shall remove or encumber the premises without the consent of the mortgagee, the mortgagee shall be entitled to the appointment of a receiver to take possession of the premises, upon default being made upon the payment of any of the installments or upon the non-compliance with any of the other terms, covenants or conditions of this mortgage or of the note(s) secured hereby. In the event of sale or transfer of the premises by the mortgagor, then the entire unpaid balance of the debt secured hereby shall become due and payable at the option of the mortgagee, heirs, successors and assigns, and this mortgage shall not be released. Should any legal proceedings be instituted for the foreclosure of this mortgage, or should the debt secured hereby or any part thereof be placed in the hands of an attorney at law for collection by suit or otherwise, all costs and expenses incurred by the mortgagee, and a reasonable attorney's fee, shall thereupon become due and payable immediately or on demand, at the option of the grantee, as a part of the debt secured hereby, and may be recovered and collected hereunder. The mortgagor waives homestead and other exemptions and appraisal rights. The mortgagor hereby authorizes the mortgagee holder to complete and correct the property description and any other terms in accordance with the note which is secured hereby so that this document is a valid and subsisting mortgage and further agrees that the manual transfer of this mortgage to the mortgagee or his agent shall be a valid and adequate delivery of this mortgage.

That no waiver by the mortgagee of any breach of any provision by grantor herein shall be construed as a waiver of any subsequent breach of the same or any other provision herein.

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