

MORTGAGE

VOL 1462 PAGE 977

P.O. Box 191
Greer, SC 29651

THE MORTGAGORS, Robert E. Dunlap and Myrtle S. Dunlap, of the County of Greenville and State of So. Carolina, to secure the payment of the indebtedness hereinafter mentioned, and the performance of the covenant and agreements of Mortgagors herein contained, mortgage and warrant unto THE HORACE MANN LIFE INSURANCE COMPANY, an Illinois domestic insurance company, the following described premises, to-wit:

ALL that piece, parcel, or lot of land with all improvements thereon, located, lying and being on the eastern side of Webb Road, near the City of Greenville, South Carolina, as shown on a plat entitled "Property of Stephen A. Satterfield", prepared by R.B. Bruce, R.L.S., dated November 9, 1967, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book VVV, at Page 113, and having, according to said Plat, the following metes and bounds, to wit: BEGINNING at an iron pin in Webb Road, and running thence N. 64-33 E. 200 feet to an iron pin; thence S. 25-77 E. 100 feet to an iron pin; thence S. 64-33 W. 200 feet to an iron pin in Webb Road; thence along the line in Webb Road N. 25-27 W. 100 feet to the point of beginning, situated in the County of Greenville and State of So. Carolina, together with all and singular the tenements, hereditaments and appurtenances and improvements thereunto belonging, and the rents, issues and profits thereof, including crops, if any, and all apparatus and fixtures of every kind for the supplying or distributing of heat, light, water and/or power therein or thereto; and all other fixtures in, or which may be placed in any building now or hereafter on said premises, hereby expressly releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of this State.

Said indebtedness is evidenced by the Note Obligation of even date herewith in the principal sum of Thirty-four Thousand One Hundred and NO/100 Dollars (\$34,100.00) signed by Robert E. Dunlap and Myrtle S. Dunlap and payable with interest from date at the rate of ten and one-half percent (10½%) per annum on the unpaid balance until paid, to the order of Mortgagee at its regular office in Springfield, Illinois, or at such other place as the holder may designate in writing, in installments as follows: Three Hundred Twenty-two and 25/100 Dollars on the 1st day of June, 1979, and not less than Three Hundred Twenty-two and 25/100 (\$322.25) on the first day of each succeeding month thereafter until said principal sum and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the 1st day of May, 2004.

*Deceased: Grantor: Kathy Anne Dunlap et al
Recorded Deed Book 1100 page 349, Apr. 12, 1979*

And the Mortgagors hereby covenant and agree with the Mortgagee:

1. To keep said premises in good repair and not to suffer or permit any waste thereof nor to do or permit to be done upon said premises anything which may impair the value thereof or the security intended to be effected by this instrument; seasonably in each year and prior to the imposition or accrual of any penalties, to pay all taxes and assessments levied or assessed upon or against said premises or any part thereof, and on demand of the Mortgagee or the legal holder of the note secured hereby, to exhibit receipts therefor; not to suffer or permit said premises or any part thereof or any interest therein to be sold or forfeited for any tax or special assessment, nor to suffer any lien of any mechanic or materialman to attach to said premises; to keep all buildings and fixtures at any time on said premises insured against loss or damage by fire and tornado in companies approved by Mortgagee to the full insurable value thereof, to make all sums recoverable upon such policies payable to Mortgagee by the usual Mortgage clause to be attached to such policies, and to deliver such policies to Mortgagee; and that in case of the failure of Mortgagors so to keep said premises in repair or so to pay taxes or special assessments or so to insure, or if any mechanics' or materialman's lien is permitted to attach to said premises or any part thereof, then the Mortgagee, or the legal holder of the note secured hereby, at his option, may make repairs to said premises, may pay such taxes or special assessments, or redeem said premises from any tax sale or purchase any tax title affecting the same, or may procure and pay for such insurance or may pay or settle any and all suits or claims for liens or mechanics or materialmen; and that all moneys paid for any such purpose and any other moneys disbursed by Mortgagee or the holder of the note secured hereby, to protect the lien of this mortgage, with interest thereon at the rate of eleven percent (11%) per annum, shall be so much additional indebtedness secured by this mortgage, and shall be included in any decree foreclosing this mortgage, and be paid out of the rents or proceeds of the sale of the premises and fixtures aforesaid; and that

GCTO -----3 AP12 79 1553

3.SOCI

DOCUMENTARY STAMP
APR 25 1979
13.54

0977

4328 RV-2