

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE, S. C.
JAN 25 3 06 PM '79
DONALD E. TANNERSLEY

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN

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WHEREAS, John F. Robinson and Diane L. Robinson

(hereinafter referred to as Mortgagee) well and truly indebted to SOUTHERN FINANCIAL SERVICES, INC.
P. O. Box 10242, Federal Station, Greenville, S. C. 29603

(hereinafter referred to as Mortgages) as evidenced by the Mortgage (the priority of each hereinafter), the terms of which are incorporated herein by reference, in the sum of

Three Thousand Eight Hundred and no/100----- \$ 3800.00) due and payable

In Sixty (60) consecutive monthly installments of Eighty-eight and 55/100 (\$88.55) dollars, beginning on July 25, 1979, and on the same day of each month thereafter until paid in full,

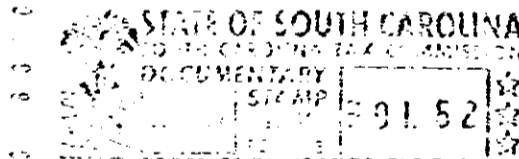
with interest thereon from June 25, 1979 at the rate of 14.00 percentum per annum, to be paid

WHEREAS, the Mortgagee may hereafter hereinafter be indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagee's account for taxes, insurance premiums, public assessments, repairs or other purposes, and

NOW, KNOW ALL MEN, that the Mortgagee, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagee may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Thousand Eight Hundred and 55/100 (\$3800.00) to the Mortgagee in hand well and truly paid by the Mortgagee at and before the date of this deed, and of the proceeds of the mortgage, which is hereby acknowledged, has granted, bargained, sold and released, and by this deed does grant, bargain, sell and release unto the Mortgagee, his heirs and assigns

All that piece, parcel or lot of land situate, lying and being on the northern side of Peachtree Street (also known as Cunningham Circle), near the City of Greenville, in the County of Greenville, State of South Carolina, and known and designated as Lot No. 13 of a subdivision known as Cunningham Acres, Section III, a plat of which is recorded in the RMC Office for Greenville County in Plat Book 4-N, at Page 73, reference to said plat being hereby craved for a more particular description.

This being the same property conveyed to the mortgagors herein by deed of James T. and Jodie A. Hyatt recorded on December 9, 1977 in Deed Book 1069 at Page 955.



Together with all and singular rights, members, benefits, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may lawfully be had thereon, and including all heating, plumbing, and lighting fixtures now or hereafter attached, erected, or fixed thereto, and the use, benefit, and enjoyment of the parties hereto that all fixtures and equipment, other than the usual household furniture, are hereby assigned to the Mortgagee.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, his heirs and assigns, forever

The Mortgagee covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or assign the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagee further covenants to warrant and defend the title to the said premises unto the Mortgagee forever, from and against the Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagee further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagee by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

(2) That it will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time to time by the Mortgagee against loss by fire and any other hazards specified by the Mortgagee, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgagee, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgagee, and have attached thereto loss payable clauses in amounts and in forms acceptable to the Mortgagee, and that it will pay all premiums therefor when due, and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgagee, to the extent of the balance owing on the Mortgage debt, whether due or not.

(3) 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 Mortgagee may, at its option, enter upon said premises, make whatever repairs necessary, including the completion of any construction work underway, and charge the expenses for such repairs or the completion of such construction to the mortgage debt.

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