

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

JUL 21 3 52 PM '79  
RECORDED  
R.M.C. OFFICE  
GREENVILLE S.C.

1474 513

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, E. Perry Edwards and Joe G. Thomason

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN FINANCIAL SERVICES, INC., Post Office  
Box 10242, Greenville, S. C. 29603

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated  
herein by reference, in the sum of

Fourteen Thousand and no/100----- Dollars \$ 14,000.00 ) due and payable

In Ninety-six (96) consecutive monthly installments of Two Hundred  
Thirty-nine and 41/100 (\$239.41) dollars, beginning on August 30,  
1979, and on the same day of each month thereafter until paid in  
full,

with interest thereon from July 30, 1979 at the rate of 13.50 per centum per annum, to be paid:

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

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and  
of any other and further sums for which the Mortgagor 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 Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the  
Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold  
and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

All that certain piece, parcel or lot of land in Austin Township, Greenville County, State  
of South Carolina, within the corporate limits of the City of Mauldin and being known and  
designated as Lot No. 81 of the Subdivision known as Glendale, a plat of which is on record  
in the R.M.C. Office for Greenville County in Plat Book QQ, at pages 76 and 77 and having  
the following metes and bounds, to-wit:

BEGINNING at a point on the southern side of Fairfield Drive at the joint front corner of  
Lots 80 and 81 and running thence S. 11-16 W. 155 feet to point at the joint rear corner  
of Lots 80 and 81; thence, N 78-44 W, 95 feet to a point at the joint rear corner of Lots  
81 and 82; thence N 11-16 E, 155 feet to a point on the southern side of Fairfield Drive  
at the joint front corner of Lots 81 and 82; thence, with the Southern side of Fairfield  
Drive S 78-44 E, 95 feet to the point of beginning.

This being the same property conveyed unto Joe G. Thomason by deed of Ruth D. Blackston  
recorded in the R.M.C. Office for Greenville County in Deeds Book 1103, at page 933, on  
June 4, 1979. Joe G. Thomason subsequently conveyed a one-half undivided interest unto  
E. Perry Edwards as recorded in Deeds Book 1103, at page 993, on June 4, 1979, in the  
R.M.C. Office for Greenville County.

This mortgage is second in priority to that of C. Douglas Wilson Company, Inc. recorded  
in the R.M.C. Office for Greenville County in Mortgages Book 883, at page 499 on March 7,  
1962.

This conveyance is made subject to any and all existing reservations, easements, rights-of-  
way, zoning ordinances and restrictions or protective covenants that may appear of record,  
on the recorded plat(s) or on the premises.

together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or apper-  
taining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting  
fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all fixtures  
and equipment, other than the usual household furniture, be considered a part of the real estate.

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

The Mortgagor 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 encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided  
herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from  
and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor 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 Mortgagor 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 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 favor of, and in form acceptable to the Mortgagee, and that it will pay all premiums  
thereof 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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