STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE 1 15 PH 179 MORTGAGE OF REAL ESTATE TO ALL WHOM THESE EXENENTS MAY CONCERS " ERSLEY

7.1474 4.503

Walter Stephen Dacus and Peggy L. Dacus WHEREAS.

thereinafter referred to as Mortgagory is well and truly indebted unto SOUTHERN FINANCIAL SERVICES, INC. P. O. Box 10242, Pederal Station, Greenville, S. C.

thereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissics note or even date herewith, the terms of which are incorporated berein by reference, in the sum of

Thirteen Thousand and no/100----- Dates 13,000.00 adde and payable

In Eighty-four (84) consecutive monthly installments of Two Hundred Forty and 22/100 (\$240.22) 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

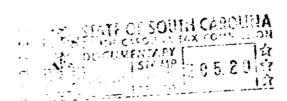
per centum per annum, to be paid:

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagor 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 indicated to the Mortgagor at any time for advances made to or for his account by the Mortgagor, and also in consideration of the further sum of firee Dollars 133.00 to the Mortgagor in hand well and truly paid by the Mortgagor at and before the scaling and delivery of these presents, the recept whereof is hereby acknowledged, has granted, bargained, sold and released, and by the presents does grant, bargain sell and release unto the Mortgagor, its successors and assigns:

All that piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, being shown and designated as Lot 29 of Mountainbrooke Subdivision, plat of which is recorded in the RMC Office for Greenville County in Plat Book 4F, at Page 47, 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 The Ervin Company recorded in the RMC Office for Greenville County on May 23, 1973 in Deed Book 975 at Page 208.



Together with all and singular rights, members, bereditaments, and apparterances 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 bearing, 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 Mortgager, its hoirs, successors and assigns, foreser.

The Mortgagor covenants that it is lawfully seized of the premises beronabove described in tee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are tree and clear of all liens and encumbrances except as provided. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagor 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 created on the mortgaged property insured as may be required from time to time by the Mortgagee against io. 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 to the Mortgagee, and in companies acceptable to it, and that all such policies and rerewals 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 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.

• 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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