1474 - 307 MORIGAGE OF REAL ESTATE TO ALL WHOM THESE PRESENTS MAY CONCER

Larry E. Moore and Kaye T. Moore

thereinafter referred to as Mortgague) is well and truly posibled unity SOUTHERN FINANCIAL SERVICES, INC. P. O. Box 10242, Pederal Station, Greenville, S. C.

thereisofter referred to as Morigageer as exidenced by the Mingagor's promotes note of even date herewith, the terms of which are incorporated berein by reference, in the sum of

Four Thousand Seven Hundred Eighty-three and 80/108 and 4783.80 a due and payable

> In Sixty (60) consecutive monthly installments of One Hundred Eleven and 30/100 (\$111.30) dollars, beginning on August 30, 1979, and on the same day of each month thereafter until paid in full,

with interest there, a from

July 30, 1979

at the rate of 14.00

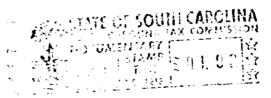
per centum per annum, to be paid:

WHEREAS, the Mortgages may hereafter become indebted to the said Mortgages for such further sums as may be advanced to or for the Mortgages's account for taxes, its unance promiums, public assessments, repairs, or for any other purposes.

NOW, KNOW ALL MEN, That the Mortgager, in consideration of the aforesaid dent, and in order to secure the payment thereof, and of any other and further sums for which the Mortgager may be indefined to the Mortgager at any time for advances made to or for his account by the Mortgager, and also in consideration of the further sum of Timee Dollars (\$3000 to the Mortgager in hand well and truly paid by the Mortgager 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, soil and release unto the Mortgager, its successors and assigns:

All that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the northern side of Rogers Avenue and being known and designated as Lot No. 5 and the western half of Lot No. 6 of Sans Souci Subdivision as shown on a plat of Perry Property recorded in the RMC Office for Greenville County in Plat Book I at Page 33, 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 Helen M. Register recorded in the RMC Office for Greenville County on May 13, 1977 in Deed Book 1056 at Page 557.



Together with all and singular rights, members, heredinaments, and appartenances to the same belonging in any way incident or apper-taining, and all of the rents, issues, and profits which may also or be had therefront, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or inted thereto is, and matricly in heigh the members hereto that all fixtures and equipment, other than the usual hospital durn rule, he can blief a part of the real evant.

TO HAVE AND TO HOLD, all and singular the said premises unto the Micropagee, its hoirs, successors and awayes, toreser

The Mortgagor covenants that it is lawfully sevred of the pren ses hereinshove described in the simple absolute, that it has good right and is lawfully authorized to seil, consessor encumber the same, and that the premises are true and clear of all lens and enumbrances except as provided herein. The Mortgagor further rosenants to warrant and torever defend all and singular the said premises unto the Mortgagor and all persons whomsomer lawfully claiming the same or any part thereof.

The Mortgagor further covenants and agrees as tollows

(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 coverants herein. This mortgage shall also secure the Mortgagee for any further learns, 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 or the face hereof. All sums so advanced shall be ar interest at the same rate as the mortgage debt and shall be payable on demand of the Mortagee 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 loss 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 renewels 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, or not Moitgage 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 Mottgagee 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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