

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN

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WHEREAS EDWARD J. STUCH AND DIANNE H. STUCH

hereinafter referred to as Mortgagee) is well and truly indebted unto **SOUTHERN FINANCIAL SERVICES, INC.**
P. O. Box 10242, Federal Station, Greenville, South Carolina 29603

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

Eleven Thousand and 00/100----- Dollars \$ 11,000.00 due and payable

In Ninety-six (96) consecutive monthly installments of One Hundred Ninety-seven and 39/100 (\$197.39) dollars, beginning on January 9, 1981, and on the same day of each month thereafter until paid in full,

with interest thereon from **December 9, 1980** at the rate of **15.00** per centum per annum to be paid

WHEREAS, the Mortgagee may hereafter become 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 for any other purpose;

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 Dollars (\$3.00) to the Mortgagee 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 with the buildings and improvements thereon, lying and being on the southerly side of Sugar Creek Lane near the City of Greenville, State of South Carolina, being known and designated as Lot No. 2 on plat entitled "Map 7 Sugar Creek," as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 7-C at Page 15, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Sugar Creek Lane at the joint front corner of Lots 2 and 3 and running thence with the common line of said lots, S 48-43-08 E 144.18 feet to an iron pin at the joint rear corner of Lots 2 and 3; thence, N 53-50-30 E 92.28 feet to an iron pin at the joint rear corner of Lots 1 and 2; thence with the common line of lots 1 and 2, N 51-53-13 W 168.48 feet to an iron pin on the southerly side of Sugar Creek Lane, said iron pin being the joint front corner of Lots 1 and 2; thence along the southerly side of Sugar Creek Lane, S 38-06-47 W 63 feet to an iron pin; thence continuing along the southerly side of Sugar Creek Lane, S 38-06-47 W 17.86 feet to an iron pin at the joint front corners of Lots 2 and 3, the point of beginning.

This being the same property conveyed to the mortgagors herein by deed of Cothran and Darby Builders, Inc. recorded in the RMC Office for Greenville County on November 29, 1979 in Deed Book 116 at Page 308.

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

The Mortgagee covenants that it is lawfully seized of the premises hereinafter described in this simple mortgage, that it has good title and is fully 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 Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee, its heirs, successors and assigns 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 payable to the Mortgagee hereon. 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 in the face hereof. All sums so advanced shall be secured 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, and 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 insurable interests in, the Mortgagee, and that it will thereon when due, and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged property, 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, shall cause to 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 expense of such repairs to the completion of such construction to the mortgage debt.

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