APR 19 1974

Carter, Philpot & Johnson, Attorneys
P. O. Box 10504, F.S.
Greenville, S. C. 29603

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STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

GREENEE BAPTIST CHURCH
By President, Clerk

TO 3008

FLORENCE H. MARKINS

Mortgage of Real Estate

I hereby certify that the within Mortgage has been this 19th day of April, 19 74 at 3:31 P M. recorded in Book 1307 of Mortgages, page 671 As No. [illegible]

Register of Mesne Conveyance Greenville County

$9,000.00
Lots 9 & 10 & Part Lot 8.3
Augusta St.

LAW OFFICE OF
GEORGE F. TOWNES
121 MANLY STREET
GREENVILLE, SOUTH CAROLINA 29601

SATISFIED AND CANCELLED OF RECORD
19 DAY OF June 1975
Dennie S. Jankins
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 3:05 O'CLOCK P M. NO. 30028

31 PM 200

Paid in full and Satisfied this 19th day of June 1975
Greenville Savings & Loan Association
By Dennie S. Jankins
Witness

JUN 19 10 [illegible]
GREENVILLE CO. S. C.
3 05 PM '75

Witness
Witness

FLORENCE H. MARKINS
By Florence H. Markins

That it will keep all 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 other hazards, casualties and contingencies in such amounts and for such periods as may be required by the Mortgagee and that it will pay promptly when due any premiums on such insurance for the payment of which provision has not been made hereinabove. All insurance shall be carried in companies approved by the Mortgagee and the 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. In event of loss Mortgagor will give immediate notice by mail to the Mortgagee, who may make proof of loss if not made promptly by Mortgagor, and each insurance company concerned is hereby authorized and directed to make payment for such loss directly to the Mortgagee instead of to the Mortgagor and Mortgagee jointly, and the insurance proceeds, or any part thereof, may be applied by Mortgagee at its option either to the reduction of the indebtedness hereby secured or to the restoration or repair of the property damaged. In event of foreclosure of this mortgage or other transfer of title to the mortgaged property in extinguishment of the indebtedness secured hereby, all right, title and interest of the Mortgagor in and to any insurance policies then in force shall pass to the purchaser or grantee.

That it will keep the improvements now existing or hereafter erected on the mortgaged property in good repair, and in the case of a construction loan, that it will continue construction until completed without interruption, and should it fail to do so, the Mortgagee may, at its option, enter upon said premises, take whatever repairs are necessary, and charge the expenses for such repairs or the completion of such construction work underway, and charge the expenses for such repairs or the completion of such construction to the mortgage debt.

That it will pay, when due, all taxes, public assessments, and other governmental or municipal charges, fines or other impositions against the mortgaged premises. That it will comply with all governmental and municipal laws and regulations affecting the mortgaged premises.

That it hereby assigns all rents, issues and profits of the mortgaged premises from and after any default hereunder, and agrees that, upon legal proceedings being instituted in the case of a construction loan, that it will of the mortgaged premises, with full authority to the possession of the mortgaged premises, in the event the Court in any such proceeding shall decline a reasonable rental to be fixed by the Court in the event said premises are occupied by the mortgagor and after deducting all charges and expenses attendant to such proceeding and the execution of its trust as receiver, shall apply the residue of the rents, issues and profits toward the payment of the

That if there is a default in any of the terms, conditions, or covenants of this mortgage, or of the note secured hereby, then, at the option of the Mortgagee, all sums then owing by the Mortgagor to the Mortgagee shall become immediately due and payable, and this mortgage may be foreclosed. Should any legal proceedings be instituted for the foreclosure of this mortgage, or should the Mortgagee become a party of any suit involving this Mortgage or the title to the premises described herein, or should the debt secured hereby or any part thereof be placed in the hands of any attorney at law for collection by suit or otherwise, all costs and expenses incurred by the Mortgagee, and a reasonable attorney's fee, shall be due and payable immediately or on demand at the option of the Mortgagee, as a part of the debt secured hereby, and may be

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