

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.

APR 13 1 34 PM '76  
DONNIE S. TANKERLEY  
R.M.C.

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WHEREAS, WE, ALFRED E. HAWKINS and ELIZABETH W. HAWKINS, his wife,

(hereinafter referred to as Mortgagor) is well and truly indebted unto W.S. BLOMELEY and URSALENE BLOMELEY, his wife

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

-----EIGHTEEN THOUSAND & NO/100----- Dollars (\$18,000.00) due and payable

in installments of ONE HUNDRED EIGHTY-FIVE AND 100/100 DOLLARS (\$185.96) on the 1st day of each succeeding month, beginning on the 1st day of May, 1976; and continuing until the indebtedness shall have been paid in full.

with interest thereon from date at the rate of 10% 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 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, sold, released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns

ALL that certain lot, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, and described as follows, viz:

TRACT #1: All that lot of land in Greenville County, State of South Carolina, on the North western side of East Lake Shore Drive at Lake Lanier, being shown as Lot #5 and a 10-foot strip of Lot #4 on plat of property of Julian Calhoun dated June, 1959, prepared by J.Q. Bruce, recorded in Plat Book WW at Page 66 in the RMC Office for Greenville County, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the Northwestern side of East Lake Shore Drive at the joint front corner of Lots #5 and #6 and running thence with line of Lot #6, North 15 degrees West 210 feet to an iron pin at joint rear corner of Lots #5 and #6; thence with the water mark of Lake Lanier, South 4 degrees 22 minutes West 50 feet to an iron pin at the joint rear corner of Lots #5 and #6.

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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, redances 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 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.
- (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 are 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.
- (4) 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.
- (5) That it hereby assigns all rents, issues and profits of the mortgaged premises from and after any default hereunder, and agrees that, should legal proceedings be instituted pursuant to this instrument, any judge having jurisdiction may, at Chambers or otherwise, appoint a receiver of the mortgaged premises, with full authority to take possession of the mortgaged premises and collect the rents, issues and profits, including 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 attending such proceeding and the execution of its trust as receiver, shall apply

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