

MAR 14 1968



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Asheville, North Caro.

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Mortgage Deed - South Carolina - Jim Walter Corporation

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

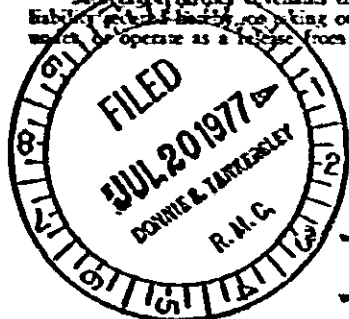
WHEREAS, James W. Roach and wife Geneva Roach

hereinafter called the Mortgagee, are well and truly indebted to JIM WALTER CORPORATION, hereinafter called the Mortgagee, in the full and just sum of Thirteen Thousand Two Hundred Forty-eight and 00/100 Dollars, evidenced by a certain promissory note in writing of even date herewith, which note is made a part hereof and herein incorporated by reference, payable in 111/2 monthly installments of Ninety-Two and 00/100 Dollars each, the first installment being due and payable on or before the 5th day of May, 1968.

than the principal amount of the note secured against all loss or damage by fire, windstorm, tornado and water damage, as may be required by the Mortgagee, with loss, if any, payable to the Mortgagee as his interest may appear; to deposit with the Mortgagee policies with standard mortgagee clause, without contribution, evidencing such insurance; to keep said premises and all improvements thereon in first class condition and repair. In case of loss, Mortgagee is hereby authorized to adjust and settle any claim under any such policy and Mortgagee is authorized to collect and receipt for any such insurance money and to apply the same, at Mortgagee's option, in reduction of the indebtedness hereby secured, whether due or not, or to allow Mortgagee to use such insurance money, or any part thereof, in repairing the damage or restoring the improvements or other property without affecting the lien hereof for the full amount secured hereby.

It is further covenanted that Mortgagee may (but shall not be bound to) advance any money that should have been paid by Mortgagee hereunder in order to protect the lien or security hereof, and Mortgagee shall be entitled to be repaid such moneys, which amount shall bear interest from the date so advanced until paid at the rate of 10% per annum and shall be considered as so much additional indebtedness secured hereby, but no payment by Mortgagee of such moneys shall be deemed to constitute Mortgagee's right to declare the principal sum due hereunder by reason of the default or violation of any covenant hereunder.

Mortgagee further covenants that granting any extension or extensions of the time for payment of any part or all of the total indebtedness or liability hereunder or making other or additional security for payment hereof shall not constitute a release of this mortgage or the rights of Mortgagee hereunder and shall operate as a release from any liability upon any part by the mortgagor hereunder after any covenant herein contained.



JUL 20 1977

J. Kelly, Vice President

WITNESSES:

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Donnie S. Tankersley R.M.C.

Fraser Adler
Julia H. ...

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