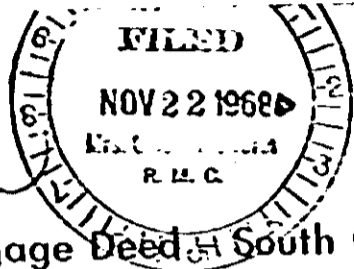


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Greenville 144 mos. *HP*
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Mortgage Deed in South Carolina - Jim Walter Corporation

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

WHEREAS

JAMES T. HILL AND (WIFE) JOYCE L. HILL

TEN THOUSAND THREE HUNDRED SIXTY EIGHT AND 50/100 Dollars,
CORPORATION, hereinafter called the Mortgagee, in the full and just sum of
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 144 monthly installments of SEVENTY TWO AND NO/100 Dollars each, the
first installment being due and payable on or before the FIFTH day of FEBRUARY, 1969,
with interest at the rate of six per cent (6%) per annum from the date of maturity of said note until paid, and said Mortgagee having further
promised and agreed to pay ten per cent (10%) of the whole amount of the above indebtedness for the term of said note.

TOGETHER WITH all and singular the ways, easements, riparian and other rights, and all tenements, hereditaments and appurtenances there-
unto belonging or in anywise appertaining, and all buildings, structures and other improvements now on said land or that hereafter may be erected
or placed thereon, and all fixtures attached thereto and all rents, income, issues and profits accruing and to accrue therefrom.

TO HAVE AND TO HOLD the above described property unto Mortgagee, his heirs, successors, and assigns forever.

Mortgagee hereby covenants with Mortgagee that Mortgagee is indefeasibly seized with the absolute and fee simple title to said property, that
Mortgagee has full power and lawful authority to sell, convey, assign, transfer and mortgage the same, that it shall be lawful for Mortgagee at
any time hereafter peaceably and quietly to enter upon, have, hold and enjoy said property and every part thereof, that said property is free and
unburdened from all liens, encumbrances and claims of every kind in law or in equity, and as against the Mortgagee with all his own, heirs, assigns
and other and further improvements and appurtenances to vest absolute and fee simple title to said property in Mortgagee that may be requested by
Mortgagee, and that Mortgagee will, and his heirs, legal representatives and successors shall, warrant and defend the title to said property unto
Mortgagee against the lawful claims and demands of all persons whatsoever.

PROVIDED ALWAYS, and these covenants are upon these express conditions, that if the said Mortgagee shall promptly, well and truly pay to
the Mortgagee the said debt or sum or sums hereof, according to the true intent and tenor of said note, and until full payment thereof, or any
extension or renewal thereof in whole or in part, and payment of all other indebtedness or liability that may become due and owing hereunder
and secured hereby, shall faithfully and promptly comply with and perform each and every other covenant and provision herein on the part of
the Mortgagee to be complied with and performed, then this deed of bargain and sale shall cease, determine, and be utterly void, otherwise to
remain in full force and virtue.

And Mortgagee hereby covenants as follows

To keep the buildings, structures and other improvements now or hereafter erected or placed on the premises insured in an amount not less
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 less, if any, payable to the Mortgagee as his interest may appear, to deposit with the Mortgagee policies with standard
mortgage clause, without contribution, covering the 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 receive 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 proceeds therefrom, 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, that shall not be obligated to make advance moneys that should have been paid by Mortgagee
hereunder in order to protect the lien or liens hereof, and Mortgagee agrees with a demand to furnish such moneys, which amount shall
bear interest from the date so advanced until paid at the rate of six per cent per annum and shall be considered as so much additional
indebtedness secured hereby, but no payment by Mortgagee of any such moneys shall be deemed a waiver of Mortgagee's right to declare the
principal sum due hereunder by reason of the default or violation of Mortgagee in any of the covenants herein contained.

Mortgagee further covenants that granting any extension or extensions of 29th day September all of 1970 total indebtedness or
liability secured hereby, or taking other or additional security for payment hereof, shall not affect the priority of the rights of Mortgagee here-
under, or operate as a release from any liability upon any part of the indebtedness hereunder, except as herein contained.

Bob Dault

NOV 21 1968

15821 J.H. Kelly, Ass't Vice President

WITNESSES:
[Signature]
[Signature]

[Signature]
Donnie S. Lankford, R.M.C.

GREENVILLE CO. S.C.
FILED
NOV 21 1968
JOYCE

FORM JW 279

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