

0404

STATE OF SOUTH CAROLINA } J.N. 10 3:38PM '78 } MORTGAGE OF REAL ESTATE
 COUNTY OF GREENVILLE } DONNIE S. TANKERSLEY }
 GREENVILLE } R.M.C. }
 BOOK 1339 PAGE 875
 BOOK 53 PAGE 404

WHEREAS, JAMES F. DOSS
 (hereinafter referred to as Mortgagor) is well and truly indebted unto OR MORTGAGES, INC.
 (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are in-
 corporated herein by reference, in the sum of FOUR THOUSAND FIVE HUNDRED AND NO/100
 Dollars (\$ 4,500.00) due and payable

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 easements and rights of way, of record, if any, affecting the above described property.
 This is the identical property conveyed to the grantor and grantee by Deed dated October
 27, 1972 and recorded in the FMC Office for Greenville County in Deed Book 959 at Page 55.

PAID IN FULL AND FULLY SATISFIED
 ON MORTGAGES, INC.
 October 26, 1977
 16708
 Cancelled
 Donnie S. Tankersley
 R.M.C.

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

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right
 and is lawfully 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 Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee
 forever, from and against the Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof.

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 Mortga-
 gee, 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, 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 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 amount 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 non-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.

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