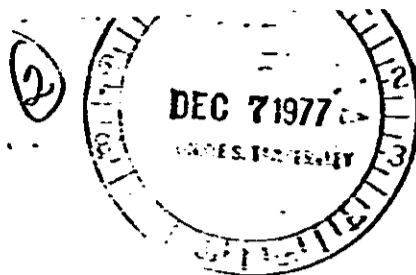


Jimmy Pruitt repo



\$6800.00

319042 BOOK 1417 PAGE 938
BOOK 64 PAGE 208

MORTGAGE DEED - SOUTH CAROLINA - MID-STATE HOMES, INC.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

WILLIAM Z. TROTTER AND WIFE,

WHEREAS, LUCILLE TROTTER, hereinafter called the Mortgagor, are well and truly indebted to MID-STATE HOMES, INC., hereinafter called the Mortgagee, in the full and just sum of ~~SEVEN THOUSAND NINE HUNDRED AND NO~~ ^{SEVEN THOUSAND NINE HUNDRED AND NO} 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 144 monthly installments of EIGHTY-THREE Dollars each, the first installment being due and payable on or before the 5TH day of DECEMBER, 1977,

with interest at the rate of six per cent (6%) per annum from the date of maturity of said note until paid, and said Mortgagor having further promised and agreed to pay ten per cent (10%) of the whole amount due for attorney's fee, if said note be collected by attorney or through legal proceedings of any kind, reference being thereunto had will more fully appear.

NOW, KNOW ALL MEN, That the said Mortgagor, in consideration of the said debt and sum of money aforesaid, and for better securing the payment thereof, according to the terms and tenor of said note, and also in consideration of THREE (\$3.00) DOLLARS to them in hand well and truly paid at and before the signing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Mortgagee, all that tract or lot of land lying, being and situated in GREENVILLE County, State of South Carolina and described as follows, to-wit:

All that certain parcel or tract of land in Chick Springs Township, of Greenville County, South Carolina, located near the Pleasantview Baptist Church, lying on the old Rutherford Road, containing 0.96 acre, more or less, and being more or less than the land, easements, rights and every thing, including all taxes and assessments, that Mortgagee will, at his own expense, make such other and further instruments and assurances 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 whomsoever.

PROVIDED ALWAYS, and these presents are upon these express conditions, that if the said Mortgagor shall promptly, well and truly pay to the Mortgagee the said debt or sum of money aforesaid, according to the true intent and tenor of said note, and until full payment thereof, or any extensions or renewals 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 Mortgagor 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 Mortgagor hereby covenants as follows:

To keep the buildings, structures and other improvements now or hereafter erected or placed on the premises insured for an amount not less than the principal amount of the note aforesaid 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 obliged to do) advance moneys that should have been paid by Mortgagor hereunder in order to protect the lien or security hereof, and Mortgagee agrees to be repaid forthwith repay such moneys, which amount shall bear interest from the date so advanced until paid at the rate of six per cent (6%) per annum, which shall be considered as so much additional indebtedness secured hereby; but no payment by Mortgagee 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 hereunder.

Mortgagor further covenants that granting any extension or extension of any part or all of the total indebtedness or liability secured hereby, or taking other or additional security for payment thereof, shall not constitute this mortgage or the rights of Mortgagee hereunder, or operate as a release from any liability upon any part of the indebtedness hereby secured, under any covenant herein contained.

By J.H. Kelly, Vice President

WITNESSES

[Signatures of witnesses]

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FILED
GREENVILLE CO. S.C.
FEB 14 4 48 PM '79
DONNIE S. TANKERSLEY
R.M.C.

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