

GREENVILLE CO. S. C. BOOK 64 PAGE 538
 23 4 39 PM '79
 STATE OF S. C. GREENVILLE COUNTY
 R.H.C. FEDERAL CREDIT UNION
 P. O. BOX 238
 GREENVILLE, S. C. 29601
 21 3 43 PM '77
 BOOK 1401 PAGE 765
 R.H.C. TARRANTSLEY
 R.H.C.
 MORTGAGE OF REAL ESTATE
 FEB 23 1978
 21-129

YOUNTS, GROSS, GAULT & SMITH

Whereas: Robert E. Tollison AND Dorothy L. Tollison
 To All Whom These Presents May Concern:

hereinafter referred to as Mortgagor) is well and truly indebted unto
 --Cryovac Employees Federal Credit Union--
 hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are
 incorporated herein by reference, in the sum of
 --Eleven thousand three hundred and 00/100-- Dollars (\$ 11,300.00) due and payable
 for one hundred twenty months @ \$162.16 per month payable first to interest--

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, 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 rate of _____ per annum, whether due or not.
- (2) That it will keep the improvements now existing or hereafter erected on the mortgaged property insured for the full value thereof at all times by the Mortgagee against loss by fire and any other hazards specified by the Mortgagee, in an amount not less than the replacement value of the improvements as may be required by the Mortgagee, and in companies acceptable to it, and that all such policies and renewals shall be assigned to the Mortgagee, and have attached thereto the usual clauses in favor of, and in form acceptable to the Mortgagee, and that it will pay the premiums thereon when due; and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and contents thereon with such 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, 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 penalties levied 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 the residue of the rents, issue and profits toward the payment of the debt secured hereby.
- (6) That if there is a default in any of the terms, conditions, or covenants of this mortgage, or of the note secured hereby, then, at the option of the Mortgagee, all sums then owing by the Mortgagee to the Mortgagee shall become immediately due and payable, and this mortgage may be foreclosed. Should any legal proceedings be instituted for the foreclosure of this mortgage, or should the Mortgagee become a party of any suit involving this mortgage or the title to the premises described herein, or should the debt secured hereby or any part thereof be placed in the hands of any attorney for collection by suit or otherwise, all costs and expenses incurred by the Mortgagee, and a reasonable attorney's fee, shall thereupon become due and payable immediately or on demand, at the option of the Mortgagee, as a part of the debt secured hereby, and may be recovered and collected hereunder.
- (7) That the Mortgagee shall hold and enjoy the premises above conveyed until there is a default under this mortgage or in the note secured hereby. It is the true meaning of this instrument that if the Mortgagee shall fully perform all the terms, conditions, and covenants of the mortgage, and of the note secured hereby, that then this mortgage shall be entirely null and void; otherwise to remain in full force and virtue.
- (8) That the covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrators, successors and assigns, of the parties herein. Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the Mortgagor's hand and seal this 17th day of June 1977.
 SIGNED, sealed and delivered in the presence of:

Emilie S. Tarrantsley
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 R.H.C. FEDERAL CREDIT UNION
 P. O. BOX 238
 GREENVILLE, S. C. 29601
 FEB 24 1978
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