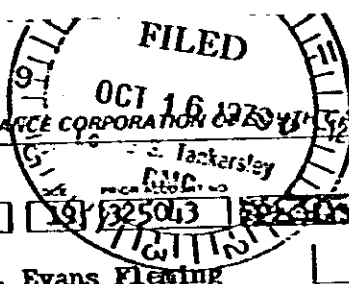


LENDER  
 LANDMARK FINANCE CORPORATION  
 128 SW Main St Simpsonville, So. Carolina 29681

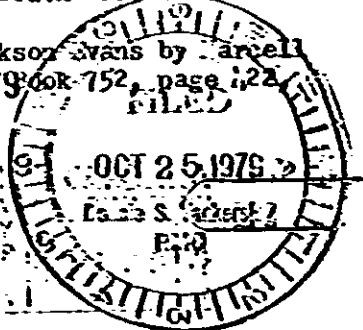


BOOKS 1484 PAGE 568

NO. 20009-7	191 1325013	10-15-79	68 1553
GRANTOR'S			
Lucile J. Evans Fleming			
Rt. # 3 Box 184			
Simpsonville, S. G. 29681			
ANNUAL PERCENTAGE RATE 18.00		11-19-79	10-19-85
	7376.70		18864.00
			11187.30

In Volume 926, page 209, in the REC Office for Greenville County, South Carolina.  
 This property is a portion of the land conveyed to Lucile Jackson Evans by <sup>Arnell</sup> Jackson by deed dated July 2, 1964, recorded July 7, 1964, in 94879-608-752, page 122 in the REC Office for Greenville County, South Carolina.

**PAID AND SATISFIED IN FULL**  
 THIS 15<sup>TH</sup> DAY OF October 1979  
 LANDMARK FINANCE CORP.  
 P. O. BOX 542, SIMPSONVILLE, S. C. 29681  
 BY *Paul C. [Signature]* 13952



TO HAVE AND TO HOLD the said <sup>Mortgagee</sup> all houses, buildings, improvements and fixtures thereon, with all rights, privileges and appurtenances thereto belonging or appertaining to Mortgagee, its successors and assigns, in fee simple forever, upon the trusts and for the uses and purposes hereinafter set out, and the Mortgageors covenant with the Mortgagee that Mortgageors are seized of, and have the right to convey the premises in fee simple, that the premises are free and clear of all encumbrances, except a prior mortgage or such encumbrances as are set forth hereinabove; and that Mortgageors will warrant and defend the title to the premises against the lawful claims of all persons whomsoever. In the event of any default in the performance of any of the obligations of said prior encumbrances, the Mortgagee or assigns may make any payments or perform any acts necessary to relieve said default, and the cost thereof shall be added to the indebtedness hereby secured. Any such default in said prior encumbrances may at the option of the Mortgagee or assigns, be deemed a default under this instrument. Mortgageors herein hereby assign and transfer unto Mortgagee, its successors and assigns, all surplus funds which may come or be in the hands of the holder of any of said prior encumbrances upon foreclosure of the same, hereby directing that the same be forthwith paid over to Mortgagee or assigns upon the debt hereby secured.

THIS MORTGAGE also secures all future advances in the form of any renewal or refinancing of the aforesaid Promissory Note, which may from time to time be made by the Mortgagee to the Mortgageors; provided, however, that the making of any such future advances shall be at the sole option and discretion of the Mortgagee and upon such terms and conditions as it shall determine.

- The Mortgageors further covenant and agree:
- (1) To pay the indebtedness as provided herein, and to pay when due all taxes, assessments, levies and charges upon or against the property herein described, which are now due or which may hereafter become liens on the premises.
  - (2) To keep the buildings on the premises insured against loss and damage by fire, tornado, windstorm and such other hazards as Mortgagee may require, in amounts satisfactory to Mortgagee, to be made payable to the Mortgagee as its interest may appear, the loss payable clause to be in such form as Mortgagee may require. Mortgageors will pay all premiums for such insurance when due and immediately deliver to the Mortgagee receipts as may be required by Mortgagee, and provide the Mortgagee with the right to inspect such policy or policies. In the event Mortgageors fail to obtain such insurance, the Mortgagee may obtain such insurance without prejudice to its right to foreclose hereunder by reason of this default. Mortgagee may make proof of loss if Mortgageors do not do so within 15 days of loss and the Mortgagee may, at its option, apply the proceeds either to reduce the indebtedness secured hereby or to restore or repair the property. All insurance obtained by Mortgageors shall name Mortgagee as an insured and shall be endorsed so that Mortgagee shall receive at least 10 days notice prior to cancellation and so that all proceeds of such insurance shall be paid to Mortgagee as its interest may appear.
  - (3) To pay to Mortgagee any sums expended by Mortgagee to cure any default by Mortgageors under provisions 1 and 2 above, together with interest thereon at the same rate of interest as provided in the Promissory Note secured hereby, such payment to be secured by this Mortgage. Mortgagee, at its option, may require Mortgageor to pay to Mortgagee one-twelfth (1/12th) of the annual real estate taxes and insurance premiums for the property, such sums to be held in escrow by Mortgagee and to be used to pay said taxes and premiums for the property.
  - (4) To keep the premises in good order, repair and condition, reasonable wear and tear excepted, and to allow Mortgagee, at reasonable times, to inspect the premises.
  - (5) To pay to Mortgagee, at its option, the unpaid balance of the Promissory Note and any other obligations secured hereby, in the event the premises or any part thereof are condemned.

GCTO 2025 79 084

2.0001

FORM 795C

4328 RV-2