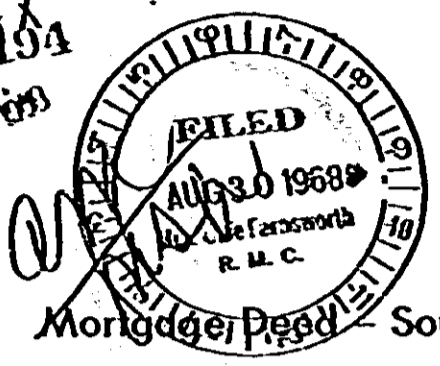


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Asheville, N. C. 144 mos.  
BOOK 1101 PAGE 557  
BOOK 73 PAGE 386

Mortgagee, Peed - South Carolina - Jim Walter Corporation

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

WHEREAS, James Morgan, Jr. and wife Ollie Morgan

hereinafter called the Mortgagee, are well and truly indebted to JIM WALTER CORPORATION, hereinafter called the Mortgagee, in the full and just sum of Nine thousand Nine Hundred seven and 20/100 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 11 1/4 monthly installments of Sixty-Eight and 30/100 Dollars each, the first installment being due and payable on or before the 5th day of July 1968. 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 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 mortgage 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 obligated so to do) advance moneys that should have been paid by Mortgagee hereunder in order to protect the lien or security hereof, and Mortgagee agrees without demand to 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 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 his covenants hereunder. 3rd September 80

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

FILED  
GREENVILLE CO. S. C.  
APR 7 3 27 PM 1968  
SONNIE STANKERS  
R.M.C.

APR 7 1968

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By J.H. Kelly  
J.H. Kelly, Asst. Vice President

will pick up.

Witnesses:  
Annis S. Lohmeyer

APR 7 1968

Jaw Bobs  
Haye Adler

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