

JUL 16 1975
RECORDED, TALLADEMA COUNTY

MORTGAGE

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KNOW ALL MEN BY THESE PRESENTS, that John J. Cawley of Greenville County, State of South Carolina, hereinafter whether one or more called the "Mortgagor", has become justly indebted to Dixie Land Coast Co., Inc. hereinafter called the "Mortgagee", in the sum of Five Thousand Six Hundred and Twenty Dollars (\$5,620.00) evidenced by a promissory note of even date herewith in the total amount set forth above, payable in 84 monthly installments of Sixty Six and 2/100 Dollars (\$66.30), the first payment commencing on the 15 day of July 1975, and continuing on the 15 day of each month thereafter until fully paid, together with late charges, court costs, collection expenses, attorney fees, interest after maturity, and all terms, conditions and stipulations provided for in said note.

NOW, for and in consideration of the aforesaid indebtedness and just payment of the same, Mortgagor has bargained and sold and does hereby grant, bargain, sell and convey unto the said Mortgagee, his successors and assigns, the following described lot or parcel of land situated in Greenville County, State of South Carolina, to-wit:

All that piece, parcel, or part of land situate in Grove Township, Greenville, County, South Carolina, about 1/2 mile east of Piedmont, as shown on a plat of J. C. Smith, Surveyor, dated October, 1952, and having the following notes and boundaries to-wit:

BEGINNING at an iron pin in the center of Bessie Road, 118 feet east of Payne's present corner; thence with the center of said road N. 88-49 E. 150.1 feet to a pin in the center of said road; thence with the line of Lot No. 2 S. 7-10 W. 200 feet to a pin; thence N. 50-20 W. 139.8 feet to a pin; thence N. 1-00 W. 68 feet to the beginning corner, containing .85 acres, more or less.

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Together with all rights, members, privileges, benefits, easements and appurtenances belonging or appertaining to the said premises, Mortgagor agrees to warrant and forever defend all the said premises unto the said Mortgagee, his successors and assigns, from and against said Mortgagee, his heirs, executors, administrators and assigns, and all persons who may lawfully claim or to claim the same or any part thereof, and Mortgagor hereby covenants and warrants that he has a fee simple title to said property, free from all encumbrances except:

person as Jeannie Cawley

TO HAVE AND TO HOLD all and singular the abovesaid and bargained premises unto the Mortgagee forever, provided always that if the Mortgagor shall and will pay to the order of the Mortgagee, according to its terms and effect, that certain promissory note of even date herewith and secured hereby and any other sums which become owing by the Mortgagor to the Mortgagee prior to cancellation hereof, then this mortgage shall cease, terminate and be void, otherwise to remain in full force and effect.

The Mortgagee agrees and covenants to pay all taxes and special assessments against the property and agrees to pay all taxes levied under the laws of this State on the indebtedness secured hereby. Mortgagee further covenants and agrees that he will at all times until the release of this mortgage keep in force a policy of insurance on that portion of the mortgaged property which is insurable covering loss and damage by fire and the other casualties covered by the usual comprehensive casualty insurance policy. Such policy shall be with an insurer acceptable to the Mortgagee, in an amount not less than the balance owing upon the indebtedness secured hereby, with loss payable to the Mortgagee. In the event of loss, Mortgagee shall give immediate notice by mail to the Mortgagor, who will make proof of loss if not made promptly by the Mortgagee, and each insurance company concerned is hereby authorized and directed to make payment of such loss directly to the Mortgagee instead of to the Mortgagor and Mortgagee jointly, but in the event any payment is made jointly, Mortgagee hereby authorizes Mortgagee to endorse his name on any check, draft or money order as his attorney-in-fact. Upon payment for loss, the Mortgagee may at his sole option apply such proceeds to reduce the balance of the indebtedness, or to restore the mortgaged property. In the event the Mortgagor shall neglect or refuse to obtain said insurance or pay any taxes when due, then the Mortgagee may at his sole option obtain such insurance or pay all such taxes or both, and all sums expended therefor are hereby secured by this mortgage and shall be due immediately from Mortgagor to Mortgagee with interest at the rate of 6% per annum from the date of payment by the Mortgagee until paid.

The Mortgagee agrees and covenants that he will maintain the mortgaged property in good condition and not to commit or to permit anyone else to commit waste, reasonable wear and tear excepted. Upon the failure of the Mortgagor to so maintain the mortgaged property, the Mortgagee may cause reasonable maintenance work to be performed at the cost of the Mortgagor. Any such sums so expended shall be due immediately from Mortgagor to Mortgagee with interest at the rate of 6% per annum from the date expended until paid.

The Mortgagee hereby vests the Mortgagee with the full power and authority, upon the breach of any covenant or warranty herein contained, or upon any default in the payment of any installment provided in said note or any renewal or extension thereof, or in the performance of any agreement herein contained, to declare the entire indebtedness hereby secured immediately due and payable, without notice to any person to take possession of said property and proceed to foreclose this mortgage in accordance with the law of this State. 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 at law for collection by suit or otherwise, all costs and expenses incurred by the Mortgagee, and reasonable attorney's fees, shall be due and payable by the Mortgagor to the Mortgagee, and may be recovered and be secured hereunder.

The Mortgagee (if more than one, all mortgagors) hereby waive and relinquish all rights of exemption and homestead.

This mortgage may be assigned by the Mortgagee without the consent or notice to the Mortgagor and when so assigned, the assignee shall have all of the rights and privileges given to the Mortgagee by the provisions of this mortgage.

This mortgage is in addition to any other lien or security heretofore or hereafter given or obtained by the Mortgagee and is not in satisfaction or in lieu of any other lien or security.

In this mortgage, wherever the context so requires, the masculine gender includes the feminine and/or neuter, and the singular includes the plural. This mortgage shall bind all parties hereto, their heirs, legates, administrators, executors, successors and assigns.

In witness whereof, the Grantors hereunto set their hands and seals this 24 day of May 1975.

Joe Ferguson
Harry E. Covington

John J. Cawley (SEAL)
Jeannie Cawley (SEAL)
Sole proxy as Jeannie Cawley (SEAL)

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