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RANDOLPH STONE
ATTORNEY AT LAW
GREENVILLE, S.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Twenty-First Century Associates,
Inc.

Cancelled
Davit
13355
TO

James D. Casteel

Address: River Falls, Box 277
Marietta, Georgia 30066

SATISFIED AND EXTINGUISHED
BY DAY OF October 1977
-Davit of Twenty-First Century Associates, Inc.
COUNTY OF GREENVILLE, SOUTH CAROLINA
AT 10:00 O'CLOCK AM on October 19, 1977

I hereby certify that the within Mortgage has been this 10th

day of October 1977

at 9:01 A.M. recorded in book 1122 of

Mortgages, page 513 A. No. _____

Edmond Taylor
Register of Means Conveyance
County

E. RANDOLPH STONE
Attorney at Law
124 Broadus Avenue
Greenville, S.C.
29601

\$ 14,000.00
Lot = 32.00 A., A1g0 2 Tract
Hart Valley Havep Cleveland

75 1352

WITNESS the Mortgagor's hand and seal this 7th day of October 1977
Signed, sealed and delivered in the presence of:
By: E. Randolph Stone
KATHAM, SMITH & BARBER, P.A.
Wallace G. Merck, President
(SEAL)
By: Wallace G. Merck
(SEAL)
PAID IN FULL and satisfied this 7th day of October, 1981
COUNTY OF GREENVILLE
STATE OF SOUTH CAROLINA
13355
as its act and deed delivered in the presence of the other witnesses subscribed above witnessed the execution thereof.
SWORN to before me this 7th day of October 1977
Notary Public for South Carolina
My Commission Expires: 01-04-81
DEC 4 1977
FILED
Carroll L. Burger
Carroll L. Burger

(2) That it will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required by the Mortgage against loss by fire and any other hazards specified by Mortgage, and that all such policies and renewals thereof shall be held by the Mortgagee, and have attached to the Mortgage the proceeds of any policy insuring the mortgaged premises and does hereby authorize each insurance company concerned to make payment for loss payable clauses in favor of, and in form acceptable to the Mortgagee, and that it will pay all premiums therefor when due and that it does hereby agree to pay the mortgage debt 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, that 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 other impositions 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 any proceedings be instituted pursuant to this instrument, any judge having jurisdiction may, at the request of the Mortgagee, 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 proceedings and the execution of its trust as receiver, shall apply the residue of the rents, issues 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, the Mortgagee 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 a reasonable attorney's fees, 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 copy 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 utterly null and void, otherwise to remain in full force and effect.

(8) That the covenants herein contained shall bind, as to the benefits and advantages shall inure to, the respective heirs, executors, administrators, assigns, heirs and assigns, of the parties hereto, whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.