

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

THIS MORTGAGE SECURES FUTURE ADVANCES - MAXIMUM OUTSTANDING \$100,000.00

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WHEREAS, Rudolph E. Dempsey
(hereinafter referred to as Mortgagor) is and truly indentured unto Associates Financial Services Company of South Carolina
Inc.,
Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Eleven Thousand Six
Hundred Thirty Dollars and 09 cents Dollars (\$ 11630.09) plus interest of
Three Thousand Five Hundred Six and 11 cents Dollars (\$ 3506.11) due and payable in monthly installments of
\$ 420.55, the first installment becoming due and payable on the 1 day of March, 19 64 and a like
installment becoming due and payable on the same day of each successive month thereafter until the entire indebtedness has been paid, with interest thereon from
in said property to Rudolph E. Dempsey as Trustee for the Benefit of Robert Edmund Dempsey and
Lydia Jeannette Dempsey, Deed dated December 23, 1964 and recorded December 29, 1964 in deed
volume 764 at page 221 in office of the Franklin County Register of Deeds THIS C.

2012 EDITION

ASSOCIATES FINANCIAL SERVICES COMPANY

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Together with all and singular estates, members, tenements, and appurtenances in the same belonging at any time, henceforth or hereafter appearing, and of all the rents, issues, and profits which may arise, or do, and may be paid, and including all leases, tenancies, and other interests now or hereafter attached, connected, or annexed thereto in any manner, being the intention of the parties hereto that all such fixtures and equipment shall be included in the personal property, to be considered a part of the real estate.

S. I. MURKIN

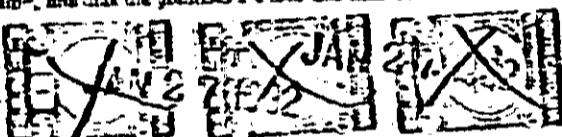
P.M.C.

WITNESS: Pamela D. Mauer

TO HAVE AND TO HOLD all and singular the said premises unto the said Pamela D. Mauer, her heirs, executors and administrators.

The Mortgagee conveys that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell the same, and that the premises are free and clear of all liens and encumbrances except as herein specifically stated, otherwise as follows:

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except in recent specimens.

The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor's
successors and assigns, in wholly discharging the same at any part thereof.

The following figures represent the results as follows:

(1) That this mortgage shall secure the Mortgagor for such further sums as may be advanced hereafter, at the return of the Mortgage, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagor for any further loans, advances, rebates or credits that may be made hereafter to the Mortgagor by the Mortgagor as long as the debts indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagor unless otherwise provided in writing.

12. That it will keep the assignments and releases of the mortgage property issued as may be required from time to time by the Mortgagee against him and any other documents specified by Mortgagee, at all amounts not less than the mortgage debt, or in such amounts as may be required by the Mortgagee, until it becomes acceptable to it, and that all such policies and certificates thereof shall be held by the Mortgagee, and have attached thereto here by the Mortgagee, until it becomes acceptable to the Mortgagee, and that it will pay all premiums thereon when due, and that it does hereby assign to the payable clauses in favor of, and in form acceptable to the Mortgagee, and that it will pay all premiums thereon when due, and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgage premises and does hereby authorize such insurance company concerned to make payment due a loss occurring to the Mortgagor, as 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 constructible loan, that it will continue construction until completed without interruption, and should it fail to do so the lessee may, in its opinion, enter upon said premises, make whatever repairs are necessary, including the completion of any construction work underway, and charge the expenses for such repairs to the constructible loan account to the payment date.

44) That it will pay, when due, all taxes, public assessments, and other governmental or municipal charges, fines or other impositions against the mortgaged property. This will comply with all governmental and municipal laws and regulations affecting the mortgaged property.

(3) That it will promptly give all governmental and other notices required by law to the mortgagor, and agrees that, should legal proceedings be instituted pursuant to this instrument, any judge having jurisdiction may, if Chambers so otherwise appoint, 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 charge to be fixed by the Court in the event said premises are occupied by the mortgagor and after deducting all charges and expenses extending such proceeding and the execution of its trust as receiver, will apply the residue of the rents, the issues and profits toward the payment of the debt several debts.

LAWRENCE BERKELEY NATIONAL LABORATORY