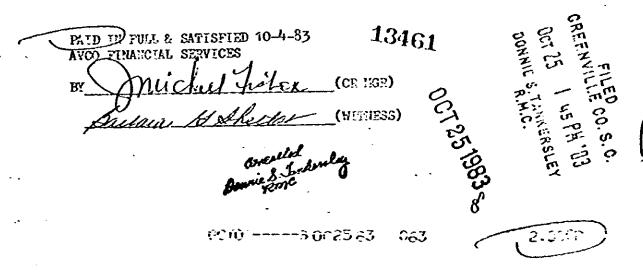
800x 1154 PAGE 563 MORTGAGE OF REAL ESTATE - SOUTH CAROLINA HOJ687 made this 23rd day of February 1970, between This Mortgage CLARENCE BOHLER and HATTIE BOHLER called the Mortgagor, andBRICK HOMES, INC. WITNESSETH

WHEREAS, the Mortgagor in and by his certain promisory note in writing of even date herewith is well and truly indebted to the Mortgagee in the full and just sum of Twenty-five Thousand One Hundred/Eighty-two and 00/100 bothers (100 and 100 and 1 Jackson, dated November 3, 1969, and recorded in Book 878 at page 545 in the R.M.C. office for Greenville County, South Carolina.



Together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident or appertaining, or that hereafter may be erected or placed thereon.

TO HAVE AND TO HOLD all and singular the said premises unto the Mortgagor, its successors and assigns forever.

The Mortgagor corenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to seil, convey, or encumber the same, and that the premises are free and clear of all liens and encumberances whatsoever. The Mortgagor further covenants to warrant and forever defend all and singular the premises unto the Mortgagor forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor concusants and agrees as follows:

1. To pay all sums secured hereby when due.

2. To pay all taxes, levies and assessments which are or become liens upon the said real estate when due, and to exhibit promptly to the Mortgagee the official receipts therefor.

3. To provide and maintain fire insurance with extended coverage endorsement, and other insurance as Mortgagee may require, upon the buildings and improvements now situate or bereafter constructed in and upon said real property, in companies and amounts satisfactory to and with loss payable to the Mortgagee; and to deliver the policies for such required insurance to the Mortgagee.

4. In case of breach of covenants numbered 2 and 3 above, the Mortgagee may pay taxes, levies or assessments, contract for insurace and pay the premiums and cause to to be raide all necessary repairs to the buildings and other improvements, and pay for the same. Any amount or amount so paid out shall become a part of the debt secured hereby, shall become immediately due and payable and shall bear interest at the highest legal rate from the date paid.