LENDER	IORTGAGE ^{890K}	86 race1167 vol 1	645 fatt805
LANDMARK FINANCIAL SERVICES OF SOUTH CAROLIN.	A INC. 128 SH HALL	N ST. SIMPSONVILLE,	S. C. 25681-
FILED ACCOUNTS ON A POST ACCORDANT TO 1 1 5 C.C. S. C.	acchess city and st	TATE .	·
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Cleo V. Bradley		1305.07	4536.00
605 Sumter Street R.M.C.		THE TANK OF THE PARTY OF THE PA	3230.93
Greenville, S. C. 29611	TO AND THE	3-1-8	4 2-1-87
THE WASHINGTON THE WASHINGTON	WARD EXPLORED	CONTROL OF THE PARTY	
		CTAPE CONTRACTOR OF CONTRACTOR	

THIS MORTGAGE made and entered into the day and year written on the reverse side hereof by the Borrowers named above, herein called Mortgagors, to LANDMARK FINANCIAL SERVICES OF SOUTH CAROLINA, INC, herein called Mortgagee, the owner and holder of the Promissory Note referred to below.

WITNESSETH: THAT WHEREAS the Mortgagors are justly indebted to the Mortgagee for money leaned as evidenced by their Promissory Note of even date herewith executed and delivered by the Mortgagors to the Mortgagee in the amount of the Amount Financed stated above, plus interest and charges as provided in said note.

AND WHEREAS, the Mortgagors desire to secure the payment of said debt and Note, and any renewals or extensions thereof, and the undertakings prescribed in this Mortgage by the conveyance of the premises hereinafter described.

THREFORE, in consideration of the aforegoing and other good and valuable considerations. Mortgagors hereby give, grant, bargain, sell, assign and convey to Mortgagor, its successors and assigns, the following described real estate, together with all present and future improvements thereon, in South Carolina, County of <u>Greenville</u>, to wit:

ALL that certain piece, parcel of lot of land siffate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 3, as shown on a plat of the subdivision of RIVERWOODS, Section I, which is recorded in the Office of the R.M.C. for Greenville County, South Carolina, in Plat Book 6-H, at Page 66.

THIS is the same property conveyed to Cleo V. Bradley by Honerable Caroline W. Mattos, Clerk of Court, Greenville, South Carolina as per Order of Honorable Larry R. Patterson dated October 8, 1981, by deed dated October 9, 1981 and recorded in the R.M.C. Office for Greenville County in Book 1156 at Page 516 on October 9, 1981.

PAID FAISFIE WENT This and day of August, 1984

P. O. BOX 542, SIMPSONVILLE, S. Couchus. Bitty ! Tidle

By Bloom TANDER SORVILLE, S. Couchus. Bitty! Tidle

By Bloom TANDER SOLUTION TO SHAPE TO 1. 3?

TO HAVE AND TO HOLD the said fand and premises, including all houses, buildings, improvements and fixtures thereon, with all rights, privileges and appurtenances thereunto belonging or appertaining to Mortgagee, its successors and assigns, in fee simple forever, upon the trusts and for the uses and purposes hereinafter set out, and the Mortgagors covenant with the Mortgage that Mortgagors are seized of, and have the right to convey the premises in fee simple; that the premises are free and clear of all encumbrances, except a prior mortgage or such encumbrances as are set forth hereinabove; and that Mortgagors will warrant and defend the title to the premises against the lawful claims of all persons whomsoever. In the event of any default in the performance of any of the obligations of said prior encumbrances, the Mortgagee or assigns may make any payments or perform any acts necessary to referve said default, and the cost thereof shall be added to the indebtedness hereby secured. Any such default in said prior encumbrances may at the option of the Mortgagee or assigns, be deemed a default under this instrument. Mortgagors herein hereby assign and transfer unto Mortgagee, it successors and assigns, all surplus funds which may come or be in the hands of the holder of any of said prior encumbrances upon foreclosure of the same, hereby directing that the same be forthwith print over to Mortgagee or assigns upon the debt hereby secured.

THIS MORTGAGE also secures all future advances in the form of any renewal or refinancing of the aforesaid Promissory Note, which may from time to time to time to imple by the Mortgagee to the Mortgageors; provided, however, that the making of any such future advances shall be at the sole option and discretion of the Mortgagee and upon such terms and conditions as it shall determine.

The Mortgagors further covenant and agree:

41). To may the indebtedness as provided beggin, and to pay when due all taxes, assessments, levies and charges mann or against the property beggin described