

FEB 18 1972

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Mrs. Ollie Farnsworth
R. M. C.

BOOK 1223 PAGE 54

REAL ESTATE MORTGAGE
(Prepare in Triplicate)

ORIGINAL—RECORDING
DUPLICATE—OFFICE COPY
TRIPPLICATE—CUSTOMER

STATE OF SOUTH CAROLINA COUNTY OF Greenville



First Payment Due-Date	Final Payment Due-Date	Loan Number	Date of Note	No. of Monthly Payments	Amount of Each Payment	Filing, Recording and Releasing Fees
3-26-72	2-26-77	3023-7886	2-10-72	60	62.00	3.52
Auto Insurance	Accident and Health Ins. Premium	Credit Life Ins. Premium	Cash Advance (Total)	Initial Charge	Finance Charge	Amount of Note (Loan)
None	None	186.00	2715.34	54.30	950.36	3720.00

MORTGAGORS
(Names and Addresses)

Drucilla A. Stenzinger
Earl F. Stenzinger
Rt. 5 Maria Louisa Lane
Greenville, SC 29609

MORTGAGEE

COMMERCIAL CREDIT PLAN
INCORPORATED OF

Greenville

SOUTH CAROLINA

NOW KNOW ALL MEN, That the said Mortgagors in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mortgagee according to the terms of said note, and also in consideration of the further sum of Three Dollars, to them the said Mortgagors in hand well and truly paid by the said Mortgagee at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released and by these Presents do grant, bargain, sell and release unto the said Mortgagee the following described Real Estate, Viz:

See schedule A attached

TOGETHER with all and singular the Rights, Members Hereditaments and Appurtenances to the said Premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the Premises before mentioned unto the said mortgagee, its successors and Assigns forever. And they do hereby bind their Heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said mortgagee, its successors and Assigns, from and against their Heirs, Executors, Administrators and Assigns and every person whomsoever lawfully claiming or to claim the same or any part thereof.

The mortgagor does hereby covenant and agree to procure and maintain insurance in the amount sufficient to cover this mortgage, against all loss or damage by fire, in some insurance company acceptable to the mortgagee herein, upon all buildings now or hereafter existing on the premises, and in the event of loss or damage by fire, to pay the full amount of the loss or damage to the mortgagee as additional security, and in addition to the expense thereof to the face of the mortgage rate, and in the same manner as the balance of the mortgage debt, and to secure the same. In case said mortgagor shall fail to procure and maintain such insurance, the mortgagee may, at the option of the mortgagee, become insured or maintained such insurance, and the cost of such insurance shall be paid by the mortgagor, and the same may be recovered against the same rights and options as above provided.

Mortgagor does hereby covenant and agree to assign to the mortgagee all rents and profits of the premises, and to execute and record a deed of assignment of rents and profits, and to agree that any Judge of the Circuit Court of said county, with authority to take possession of said premises (paying costs of collection) upon said debt, interest, and costs, may take possession of said premises, and the same shall be held for the mortgagee, and the rents and profits thereof shall be paid to the mortgagee, and the same shall be applied to the payment of said debt, interest, and costs, without liability to account for anything more than the rents and profits actually collected.

And if at any time the mortgagor shall be in default of the payments of interest or principal as herein provided for, the whole amount of the debt secured by this mortgage shall become due and payable at once at the option of the mortgagee.

AND IT IS AGREED, by and between the said parties in case of default in any of the payments of interest or principal as herein provided for, the whole amount of the debt secured by this mortgage shall become due and payable at once at the option of the mortgagee.

AND IT IS AGREED by and between the parties that in the case of foreclosure of this mortgage, by suit or otherwise, the mortgagee shall recover of the mortgagor a reasonable sum as attorney's fee, which shall be secured by this mortgage, and shall be included in judgment of foreclosure.

PROVIDED ALWAYS, nevertheless, and it is the true intent and meaning of the parties of these Presents, that when the said mortgagor, do and shall well and truly pay or cause to be paid unto the said mortgagee the debt or sum of money aforesaid, with interest thereon, if any be due, according to the true intent and meaning of said note, then this deed of bargain and sale shall cease, determine, and be utterly null and void, otherwise to remain in full force and virtue.

