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MORTGAGE OF REAL ESTATE --- SOUTH CAROLINA

This Martingap made this	DONNIES TANKERSLEY 107
This Mortgage made this day of	FILED
called the Mortgagor, and Oredithmift of America I.c.	1
WITNESSETH	7,8,9,10,11,12,1,2,3,4,5,6
WHEREAS, the Mortgagor in and by his certain promissory note in written to the Mortgagee in the full and just sum of The Thousand Aght Hundred	
with interest from the date of maturity of said note at the rate installments of \$ 180.00% each, and a final installment	set forth therein, due and payable in consecutive
being due and payable on the <u>lirst</u> day of <u>lepterber</u> installments being due and payable on "The first payment shall be	, 19_79, and the other
the same day of each month	1 1 2 2 4 1 1
of each week	
of every other week	
the and day of each month	
until the whole of said indebtedness is paid.	
If not contrary to law, this mortgage shall also secure the paymen	at of renewals and renewal notes hereof together
with all Extensions thereof, and this mortgage shall in addition so this an	y future advances by the mortgager to the mort-
gagor as evidenced from time to time by a promissory note or notes.	

NOW THEREFORE, the Mortgagor, in consideration of the said debt and sum of money aforesaid, and for better securing the payment thereof, according to the terms of the said note, and also in consideration of the further sum of \$3.00 to him in hand by the Mortgagee at and before the sealing and delivery of these presents hereby bargains, sells, grants and releases unto the Mortgagee, its successors and assigns, the following described real estate situated in Special County, South Carolina:

ALL that piece, parcel or lot of land situats, lying and being on the eastern side of Whiller Drive near the City of trashville, in the County of Greenville, State of South Carolina and know and designated as lot No. 3 of a subdivision known as Tark Lane Perrace, plat of which is recorded in the R.M.O. Office for Greenville County in Plat Book III at Page h7: said lot having such metes and bounds as shown thereon.

This is the sems property conveyed to the Grantors herein by Dead recorded in the R.H.O. Office for Greenville County in Dead Cock (15 at Page 93.

This property is conveyed sobject to restrictions and escenears or tights of way if any, of record.

This property purchased from Front Point Render Tene 3-3-7h recorded in Sech 1006 Page 116.

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

The Mortgagor covenants 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 building and improvements now situate or hereafter 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 or 3 above, the Mortgagee may pay taxes, levies or assessments, contract for insurance and pay the premiums, and cause to be made all necessary repairs to the buildings and other improvements, and pay for the same. Any amount or amounts 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.

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