

S. C.  
MORTGAGE OF REAL ESTATE ... SOUTH CAROLINA  
1506 525

This Mortgage made this 17th day of June, 1980, between Jerry D. Pritchett and Jeanette C. Pritchett

called the Mortgagor, and CREDITRIEF of America, Inc., hereinafter called the Mortgagee.

WITNESSETH

WHEREAS, the Mortgagor in and by his certain promissory note in writing of even date herewith is well and truly indebted to the Mortgagee in the full and just sum of fifteen thousand four hundred fifty six & 00/100 Dollars (\$ 15,456.00--), with interest from the date of maturity of said note at the rate set forth therein, due and payable in consecutive installments of \$ 184.00 each, and a final installment of the unpaid balance, the first of said installments being due and payable on the 23rd day of July, 1980, and the other installments being due and payable on

- the same day of each month
  - \_\_\_\_\_ 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 payment of renewals and renewal notes hereof together with all Extensions thereof, and this mortgage shall in addition secure any future advances by the mortgagor to the mortgagor 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 Greenville County, South Carolina: ALL that piece, parcel, or tract of land in Cleveland Township, Greenville County, State of South Carolina, west of Marietta, on Tripp Road, waters of the Middle Saluda River, being the remainder of property purchased from Velma Gresham by deed recorded in the PNC Office of Greenville County August 1, 1966, in Book 803 of Deeds, page 192, and having the following metes and bounds, to-wit:

BEGINNING at a point in the center of the driveway leading to this property approximately 450 feet from Tripp Road, running thence N. 14 E. 111.2 feet to an iron pin along the lines of the portion sold to Joe McKinney; thence N. 33-30 E. 193 feet to an iron pin; thence S. 80 E. 232 feet to an iron pin; thence S. 86 E. 203 feet to an iron pin; thence S. 84 E. 230 feet to an iron pin; thence S. 87 E. 289 feet to an iron pin; thence N. 73 E. 150 feet to an iron pin; thence N. 43 E. 117.5 feet to an iron pin; thence N. 8 E. 76 feet to an iron pin; thence N. 64 E. 237.5 feet to a fence post; thence N. 13 W. 95 feet to an iron pin; thence N. 20 W. 97.3 feet to an iron pin; thence N. 34 E. 110 feet to an iron pin; thence N. 30 E. 49.5 feet to an iron pin; thence N. 21 E. 88 feet to an iron pin; thence N. 9 E. 146.5 feet to an iron pin; thence N. 20 E. 124 feet to an iron pin; thence N. 34 E. 83 feet to a PO; thence N. 34 E. 66 feet to an iron pin; thence S. 10 E. 371 feet to an iron pin; thence S. 32 E. 165 feet to a point in the center of road, thence continuing with the center of said road to the beginning corner S. 23 W. 215 feet, S. 20 W. 328 feet, S. 37-30 W. 268.4 feet passing driveway to the homeplace, continuing with said road S. 57 W. 200 feet, S. 73 W. 249 feet, N. 87 W. 289 feet, N. 84 W. 230 feet, N. 86 W. 203 feet, N. 80 W. 232 feet, the beginning corner. This survey taken from plat made by Dean E. Edens for Roy Caldwell, November 1968, originally containing 12.46 acres, more or less, less parcel deeded to Jewell E. Brooks as shown on Book 968 of Deeds, pages 33. 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.

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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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