

1608 Kanawha Rd.
Greenville, SC 29607

PH '81
DUNN BANKERSLEY

STATE OF SOUTH CAROLINA)
COUNTY OF Greenville)

MORTGAGE

1533 777

WHEREAS, Grady B. Jr. LaBoon and Betty Holland LaBoon (hereinafter called the mortgagor), in and by his certain note of even date, stands firmly held and bound unto General Finance Corporation of South Carolina (hereinafter called the mortgagee) for the payment of the full and just sum of Two thousand five hundred ninety (\$ 2592.00) Dollars, payable in 36 monthly ^{two dollars and 00/100} installments of \$72.00 each, with the entire balance, if not sooner paid, being due April 27 19 81, with interest, as in and by the note, reference being had thereto, will more fully appear

NOW, KNOW ALL MEN BY THESE PRESENTS: That the mortgagor, for and in consideration of the debt or sum of money aforesaid, and to better secure its payment to the mortgagee according to the condition of the note, and also in consideration of the further sum of THREE (\$3.00) DOLLARS to the mortgagor in hand well and truly paid by the mortgagee at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the mortgagee, its/his successors, heirs and assigns, the real property described as follows:

ALL that certain piece; parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, in School District being known and designated as Lot 14 of the property of Colonial Company as per plat prepared by Dalton & Neves, Engineers, dated September 1925 and recorded in the RMC Office for Greenville County in Plat Book "C" at Page 112, and shown on a more recent plat for Grady B. LaBoon, Jr. and Betty Holland LaBoon, prepared by Carolina Surveying Company, dated October 23, 1979, being described more particularly, according to the latter plat, to-wit:

BEGINNING at an iron pin on the southeast side of Franklin Road, at the corner of Lot No. 13, said pin being 203.9 feet from the eastern intersection of Franklin Road and Edwards Road, and running thence along the line of Lot No. 13, S. 44-22 E. 207.2 feet to an iron pin on the line of Lot No. 11; thence along the line of Lot No. 11, N. 44-47 E. 60 feet to an iron pin at the corner of Lot No. 15; thence along the line of Lot No. 15, N. 44-22 W. 206.2 feet to an iron pin on the Southeast side of Franklin Road, S. 45-38 W. 60 feet to the beginning corner.

THIS conveyance is subject to any and all existing reservations, easements, rights-of-way, zoning ordinances and restrictions or protective covenants that may appear of record or on the premises.

DERIVATION: Deed of Landrum Thomas Roberts, recorded May 2, 1969 in Deed Book 867 at Page 189. For appointment of Dorothy R. Pitts as Committee see Apartment 1546, File 6, Office of the Probate Judge for Greenville County, S.C. Deed of Dorothy R. Pitts to the mortgagors dated 11/6/79, rec. 11/2/79, O.B. 1115, Pg. 115.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the premises belonging, or in anywise appertaining.

TO HAVE AND TO HOLD, all and singular the premises unto the mortgagee, its/his successors, heirs and assigns forever.

AND the mortgagor does hereby bind himself and his heirs and successors to warrant and forever defend all and singular the premises unto the mortgagee, its/his successors, heirs and assigns, from and against himself and his heirs and successors, lawfully claiming, or to claim the same, or any part thereof.

AND IT IS AGREED, by and between the parties that the mortgagor, his heirs and successors and assigns, shall keep any building erected on the premises insured against loss and damage by fire for the benefit of the mortgagee, for an amount not less than the sum shown above, with such company as shall be approved by the mortgagee, its/his successors, heirs and assigns, and shall deliver the policy to the mortgagee; and in default thereof, the mortgagee, its/his successors, heirs or assigns may effect such insurance and reimburse themselves under this mortgage for the expense thereof, together with interest thereon at the rate provided in the note from the date of its payment. And it is further agreed, in the event of other insurance and contribution between the insurers, that the mortgagee, its/his successors, heirs and assigns, shall be entitled to receive from the aggregate of the insurance monies to be paid a sum equal to the amount of the debt secured by this mortgage.

AND IT IS AGREED, by and between the parties, that if the mortgagor, his heirs and successors or assigns, shall fail to pay all taxes and assessments upon the premise when they shall first become payable, then the mortgagee, its/his successors, heirs or assigns, may cause the same to be paid, together with all penalties and costs incurred thereon, and reimburse themselves under this mortgage for the sum so paid, with interest thereon at the rate provided in the note from the date of such payment.

AND IT IS AGREED, by and between the parties that upon any default for a period of more than ten days being made in the payment of the note or of the insurance premiums, or of the taxes, or of the assessments hereinabove mentioned, or failure to pay any other indebtedness which constitutes a lien upon the real property when the same shall severally become payable, then the entire unpaid amount of the debt (less any rebate of unearned Finance Charge) secured or intended to be secured hereby shall become due, at the option of the mortgagee, its/his successors, heirs or assigns, although the period for the payment thereof may not then have expired.

FORM 1136
(Item 1138)



FACTO
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