REAL ESTATE MORTGAGE

(Prepare in Triplicate)

ORIGINAL—RECORDING
DUPLICATE—OFFICE COPY
TRIPLICATE—CUSTOMER

STATE OF SOUTH CAROLINA, COUNTY OF Greenville

Loan Number	Amount of Note (Loan)
3023-4290	4663.68

MORTGAGORS
(Names and Addresses)

Sara J. Jumper
Wayne S. Jumper
Rt. 4 Box 714 Little Texas Road
Travelers Rest, S. C.

MORTGAGEE
COMMERCIAL CREDIT PLAN INCORPORATED

1011 E. W. Pleasantburg Drive
Greenville, SOUTH CAROLINA

NOW KNOW ALL MEN, That the said Mortgagors, in consideration of the debt referred to by the Loan Number and Amount of Note (Loan) above, and the sum of money advanced thereunder, 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 the Mortgagors and their 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 keep the improvements now existing or hereafter erected on the mortgaged premises insured as may be required from time to time by the Mortgagee against such risks as may be required by the Mortgagee in an amount sufficient to cover this mortgage, against all loss or damage by fire, in some insurance company acceptable to the Mortgagee hereunder, upon all buildings now or hereafter existing upon said real estate, and to assign such insurance to the Mortgagee as additional security, and in default thereof said Mortgagee may procure and maintain such insurance and add the expense thereof to the face of the mortgage debt as a part of the principal, and the same shall bear interest at the same rate and in the same manner as the balance of the mortgage debt and the lien of the mortgage shall be extended to include and secure the same. In case said Mortgagor shall fail to procure and maintain either or both said insurance as above said, the whole debt secured hereby shall, at the option of the Mortgagee, become immediately due and payable, and this without regard to whether or not said Mortgagee shall have procured or maintained such insurance as above permitted.

Mortgagor does hereby covenant and agree to pay promptly when due all taxes and assessments that may be levied or assessed against said real estate, and also all judgments, liens, charges, claims and encumbrances that may be asserted against the same or that may become a lien thereon, and in default thereof said Mortgagee shall have the same rights and remedies as provided in case of default in payment.

And it is hereby further agreed that in the event of default in payment of any part of said debt, said Mortgagee is entitled to receive the rents and profits of the above described premises to the use of said Mortgagee, and the Mortgagee may, at its election, have a receiver appointed by any court of competent jurisdiction of said State, at chambers or otherwise, upon ex parte application, without notice to the Mortgagors or any other party, and without regard to the adequacy of the security, and such receiver shall be empowered to collect the rents and profits and apply the net proceeds thereof, after paying costs of collection, upon said debt, interest, cost of expense, with attorney's fee, and shall be accountable for anything more than the rents and profits actually collected.

AND IT IS AGREED, by and between the said parties that in case of default in the payment of any of the payments due as provided in said note or in case of default by Mortgagors in the performance of any of the provisions of this mortgage, 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 case of default in payment of this note, by suit or otherwise, the Mortgagee shall recover of the Mortgagor a reasonable sum as attorney's fee, not not less than 15% of the amount involved, 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.

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