

MORTGAGE OF REAL ESTATE - SOUTH CAROLINA

This Mortgage

made this 22nd day of GREENVILLE April, 1983, between

Timothy D. Robinson

FILED
GREENVILLE April
APR 22 4 13 PM '83

DONALD S. PATTERSON
R.M.C.

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

WITNESSETH

Principal amount is \$8,905.50*
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 Twenty One Thousand Three Hundred Sixty Four & 80/100 Dollars (\$21,364.80*).

with interest from the date of maturity of said note at the rate set forth therein, due and payable in consecutive installments of \$120 & \$178.04 each, and a final installment of the unpaid balance, the first of said installments being due and payable on the 22nd day of May, 1983, 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 Mortgagee 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 located in Bates Township in the County of Greenville, State of South Carolina, and being more fully described as follows: BEGINNING at an iron pin near a water line and running thence S. 28-15 W. 278 feet to a point; thence running S. 37-30 W. 115 feet to a point; thence running S. 62 W. 231 feet to a red Oak; thence running S. 59-45 W. 252 feet to a point; thence running S. 87 W. 94 feet to a Spanish Oak; thence running N. 59 W. 128 feet to a small pine; thence running N. 33-45 W. 176 feet to a point; thence running N. 28 W. 212 feet to a point; thence running N. 1-30 E. 161 feet to a point; thence running N. 3-15 W. 199 feet to a point; thence running N. 30 W. 209 feet to the Goldsmith line; thence running S. 82-45 E. 215 feet to an iron pin; thence running S. 70 E. 90 feet to a black gum; thence running S. 89-30 E. 132 feet to a point; thence running S. 62-40 E. 710 feet to an iron pin, the point of beginning. (Said tract contains 15 acres, more or less.) Less, however, those certain lots conveyed out of the above described tract as described in Deed Book 499 at Page 89 and Deed Book 499 at Page 91. Said lots consist of .92 acres and .75 acres respectively. Also, less right-of-way- easement to Duke Power Co. in Deed Book 782 at Page 617. This property is shown in the Greenville County Block Office as 520.1-1-4 & 6. THIS is the same property conveyed to Timothy D. Robinson by deed of R. Clyde Robinson and Mary D. Robinson recorded in the R.M.C. Office for Greenville County in Deed Book 1186, Page 880, on April 22, 1983.

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 Mortgagee, 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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