

1838-758

This mortgage is 6 pages long

GREENVILLE, S.C.

JURAT... ASLEY
R.F.C.

REAL ESTATE MORTGAGE

LENDER - MORTGAGEE

FORD MOTOR CREDIT COMPANY

211 S. Main St., Greenville, S.C. 29607

BORROWER(S) - MORTGAGOR(S)

Darton J. Blue and Dorothy L. Blue, Greenville, S.C. 29607

STATE OF SOUTH CAROLINA)

County of Greenville)

TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, the undersigned Mortgagor(s) hereinafter referred to as "Mortgagor" in and by that certain Promissory Note, bearing Loan Date 12-2-82 stand firmly held and bound unto Ford Motor Credit Company hereinafter sometimes referred to as "Mortgagee," in the penal sum of One Hundred Forty Eight Thousand Five Hundred DOLLARS conditioned for the payment of the full and just sum of Forty Seven Thousand Four Hundred Seventy-One and 00/100 DOLLARS as in and by the said Promissory Note and condition thereof, reference being thereunto had, will more full appear

NOW, KNOW ALL MEN, THAT said Mortgagor, Darton J. Blue & Dorothy L. Blue in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mortgagee, according to the condition of the said Promissory Note, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Mortgagee.

FORD MOTOR CREDIT COMPANY,
ITS SUCCESSORS AND ASSIGNS:

All that certain piece of land, situate, lying and being at the Northeastern corner of the intersection of Pearce Avenue, also known as Eisenhower Avenue, in the City of Greenville, Greenville County, South Carolina, being known and designated as Lot No. 12, as shown and described in Plat No. 100, dated April 1977, entitled "Final Plat of Hutton Court," and having according to said Plat the following lines and bounds: BEGINNING at an iron pin on the Northeastern side of Hutton Court at the joint front corner of Lots Nos 11 and 12, and thence with the line of Lot No. 11 N. 72-30 E. 24 feet to an iron pin at the joint corner of Lots Nos. 12 and 13; thence with the line of Lot No. 13 S. 16-21 E. 150 feet to an iron pin on the Northern side of Pearce Avenue, also known as Eisenhower Avenue; thence with the Northern side of Pearce Avenue, also known as Eisenhower Avenue, S. 73-55 E. 51 feet to an iron pin; thence with the curve of the intersection of Pearce Avenue, also known as Eisenhower Avenue, and Hutton Court, the chord of which is N. 61-21 E. 21.2 feet to an iron pin on the Northeastern side of Hutton Court; thence with the Northeastern side of Hutton Court N. 16-21 E. 135 feet to the point of beginning. Being the property conveyed to the mortgagor by deed of J.P. Modlock dated 1/21/78 recorded in Book 122 at page 41. The above property is also known as 121 Eisenhower Dr., Greenville, S.C.

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 said premises unto the said Mortgagee, its successors and assigns forever. And the Mortgagor does hereby bind his 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 his heirs, executors, administrators and assigns, and all other persons whomsoever lawfully claiming or to claim the same or any part thereof

AND IT IS AGREED, by and between the said parties, that the said Mortgagor, his heirs, executors or administrators, shall and will forthwith insure the house and building on said lot, and keep the same insured from loss or damage by fire in at least such sums as the Mortgagee shall from time to time require and assign the policy of insurance to the said Mortgagee, its successors or assigns. And in case the Mortgagor at any time neglects or fails so to do, then the said Mortgagee, its successors or assigns, may cause the same to be insured in its own name, and reimburse itself for the premium and expenses of such insurance under the mortgage

AND IT IS AGREED, by and between the said parties in case of default in any of the payments of interest or principal as herein provided for, or in the said Promissory Note for which this instrument is evidence of security, the whole amount of the debt secured by this mortgage shall at the option of the said Mortgagee become immediately due and payable

AND IT IS FURTHER AGREED, that said Mortgagor, his heirs and assigns, shall pay promptly all taxes assessed and chargeable against said property, and in default thereof, that the holder of this mortgage may pay the same, whereupon the entire debt secured by this mortgage shall immediately become due and payable, if the Mortgagee shall so elect

5759

5759