

9660

OCT 22 1970

CHEROS & PATTERSON

BOOK 30 PAGE 246

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REAL ESTATE MORTGAGE

BOOK 1170 PAGE 235

RECORDED 150

This mortgage made on the 20th day of October, 1970, between Phillip D. Holford and Zoe Ann Holford, His Wife

Associates Financial Services Company of South Carolina, Inc. hereinafter referred to as MORTGAGEE

WITNESSETH: Mortgagors jointly and severally grant, bargain, sell, convey and mortgage to Mortgagee, its successors and assigns, the real property hereinafter described as security for the payment of a note of even date herewith in the total amount of Seven Thousand and Twenty Dollars (\$7,020.00).

The property hereby mortgaged, and described below, includes all tenements, easements, appurtenances, rights, privileges, interests, rents, issues, profits, damages and appurtenances thereunto attaching or in any wise thereunto appertaining.

TO HAVE AND TO HOLD the said property hereinafter described, with all the privileges and appurtenances thereunto belonging unto mortgagee, its successors and assigns, forever; and mortgagors hereby covenant that mortgagors are seized of good and perfect title to said property in fee simple and have authority to convey the same, that the title so conveyed is clear, free and unencumbered except as hereinafter appears and that mortgagors will forever warrant and defend the same unto mortgagee against all claims whatsoever except those prior encumbrances, if any, hereinafter shown.

If mortgagors shall fully perform all the terms and conditions of this mortgage and shall pay in full in accordance with its terms, the obligations which this mortgage secures, then this mortgage shall be null, void and of no further force and effect.

MORTGAGORS AGREE: To keep the mortgaged property, including the buildings and improvements thereon, fully insured at all times against all hazards with an insurance company authorized to do business in the State of South Carolina, acceptable to Mortgagee, which policy shall contain a loss payable clause in favor of Mortgagee as its interest may appear, and if mortgagors fail so to do, they hereby authorize Mortgagee to insure or re-insure insurance on said property in a sum not exceeding the amount of mortgagors' indebtedness for a period not exceeding the term of such indebtedness.

26432

CHEROS & PATTERSON

Filed for record in the County of South Carolina, S.C., on Oct. 22, 1970, at 12:27 P.M. Mortgage Book 1170 Page 235

Homestead Acres & Stockton St. Lot 1, cor Ike's Rd.

\$7,020.00

607008 REV. 8-70

RECORDED 141975

Recorded & Indexed in Public Records of South Carolina, Book 1170-6-75

Recorded Oct. 22, 1970 at 12:27 P. M., #9660.

My Commission expires December 15, 1979

the State of South Carolina

Given under my hand and seal this 20th day of October, 1970

Signature of Mortgagor's Wife

RECORDED

4328 RV-23