

GROSS & GAULT, ATTORNEYS
MORTGAGE OF REAL ESTATE - SOUTH CAROLINA

Vol 1481 Page 100

79 1525

This Mortgage

made this 15th day of

FILED
MAR 28 1979
7 8 9 10 11 12 1 2 3 4 5 6

1979, between

DEANIS LEE CAMPBELL

called the Mortgagee, and

GREENVILLE OF AMERICA, INC.

hereinafter called the Mortgagor.

WITNESSETH

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 SEVENTEEN THOUSAND DOLLARS AND NO CENTS (\$17,000.00), with interest from the date of maturity of said note at the rate set forth therein, due and payable in consecutive installments of \$ 200.00 each, and a final installment of the unpaid balance, the first of said installments being due and payable on the 15th day of APRIL, 19 79, and the other installments being due and payable on

the 15th day of the next month of each year, and the premises hereinafter described as being the subject of this mortgage are situated in a subdivision known as FRIENDSHIP HEIGHTS in a plat thereof prepared by M. M. MILLIS, ENGINEERS, OF RECORD IN THE OFFICE OF THE SNO OFFICE FOR GREENVILLE COUNTY IN PLAT BOOK 89 PAGE 150.

PURCHASED FROM W. C. LEWIS DATED 7/15/69 RECORDED 7/19/69 VALUE 872 ON PAGE 150.

GC10 -----2 MR28 79 1024

2-5001

S.C. - 1 Rev. 11-69

Gross & Gault
Deanis Lee Campbell
Greenville of America, Inc.
Donnie S. Tankersley

MAR 9 1983

FILED
GREENVILLE CO. S.C.
MAR 9 9 30 AM '83
DONNIE S. TANKERSLEY
R.M.C.

Together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident or appertaining, as that hereafter may be created or placed thereon.

TO HAVE AND TO HOLD all and singular the said premises unto the Mortgagee, its successors and assigns forever.

The Mortgagee 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 Mortgagee further covenants to warrant and forever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagee and all persons whatsoever lawfully claiming the same or any part thereof.

The Mortgagee 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 situated 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.