

This Mortgage made this 24th day of May, 19 82, between George R. Broughton AND Jacqueline L. Broughton (his wife as joint tenants)

called the Mortgagor, and Credit First of America, Inc., hereinafter called the Mortgagee.

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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 Sixteen Thousand Eight Hundred Forty Four and 16/100 Dollars (\$ 16,844.16), with interest from the date of maturity of said note at the rate set forth therein, due and payable in consecutive installments of \$ 1 @ 324.16, 59 @ 280.00 each, and a final installment of the unpaid balance, the first of said installments being due and payable on the 5th day of July, 19 82, 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 lot of land with all improvements thereon, situate on the south side of Morris Court, at the intersection of Morris Court and Monteith Circle, near the City of Greenville, in Greenville County, and being a portion of Lot #9 as shown on Plat of Monteith Heights made by Pickell and Pickell, engineers, dated March 28, 1946 and recorded in the RMC Office for Greenville County in Plat Book B at page 185 and being shown as Lot #9-A on that certain plat of property of Vander vander made by Ralph K. Campbell, surveyor, dated October 19, 1962 and recorded in the RMC Office for Greenville County, in Plat Book CCC at Page 47, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the South Side of Morris Court at the intersection of Morris Court and Monteith Circle at the corner of Lot #9-A and Lot #10 and running thence along the line of Lot #10, 160 feet to an iron pin; thence north 84-00 E., 70 feet to an iron pin; thence along the line of Lot #9-B, N.3-45 W., 131 feet to an iron pin on the South side of Morris Court; thence with the curve of Morris Court as the line (the chord of which is, N.73-14 W., 74.8 feet) to the point of beginning.

This is the identical property commonly referred to as 103 Monteith Drive, County of Greenville, State of South Carolina.

This is the identical property conveyed to the mortgagors by Deed of Larry G. Shaw Builders, Inc. as recorded in the RMC Office for Greenville County in Deed Book 1044 at Page 473 on October 12, 1976.

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 Mortgagor, 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.