

MORTGAGE OF REAL ESTATE - SOUTH CAROLINA



This Mortgage made this 17th day of November

Mary Sue Sherbert

called the Mortgagor, and Domestic Loans of Greer, Inc., hereinafter called the Mortgagee.

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 Fourteen Hundred and Forty Dollars (\$1,440.00); with interest from the date of maturity of said note at the rate set forth therein, due and payable in consecutive installments of \$ 60.00 each, and a final installment of the unpaid balance, the first of said installments being due and payable on the 20th day of December, 1962, and the other installments being due and payable on

- On the same day of each month
of each week
of every other week
and day of each month

until the whole of said indebtedness is paid.

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 Dwellings, building and property. Beginning on an nail stopper in the center of the Jordan Road, joint corner of the lot that I sold to R. J. Fisher, and runs thence with the Fisher line S. 84-45W 225 feet to an iron pin; thence S. 5-18 E. 66 feet to an iron pin on the Smiley Williams line; thence with the Smiley Williams line S. 24-45 W 266 feet to an iron pin; thence with another line of the Smiley Williams land S. 10-50W 309.5 feet to an iron pin on the line of Nettie Belle Henson Williams; thence with this line S. 87-45W 224 feet to a pine stump (old corner) thence, S. 67-30W, 345 feet to a Holly bush at the forks of two small branches (this line is corrected line from the one that is in the deed to me), thence with the line of Wash Weeley N 52-00E 590 feet to an oak corner, thence with another line of Wash Weeley N. 27-30W 635.5 feet to an iron pin on the Wash Weeley line and joint corner of the lot that I sold to John C. Clement; thence with the Clement line S. 99-00 E. 490 feet to an iron pin; thence S. 71-45E 126 feet to an oak stump; thence N. 80-45 E 183 feet to a nail and stopper in the center of the Jordan Road, joint corner of the Clement tract; thence with the said road S. 21-05 E. 126 feet to a point at the intersection of a dirt road; thence continuing with the Jordan Road S. 12-20E 284 feet to the beginning corner, and containing Nine and Forty Eight One -Hundredths (9.48) acres, more or less.



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 created 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 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.

Form No. 169

For Satisfaction see B. E. M. Book 990 Page 464

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The Farmers
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