RECORDING FEE

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ORIGINA DUPLICATE PLICATE—OFFICE COPY TRIPLICATE—CUSTOMER

4.32

Amount of Note

REAL ESTATE MORTGAGE

-.20-70

STATE OF SOUTH CAROLINA COUNTY OF

288.00 None <u>None</u> MORTGAGORS

1441:48 5760.00 MORTGAGEE COMMERCIAL CREDIT PLAN INCORPORATED OF

96.00

Finance-Charge

(Names and Addresses)

Lois P. Grounsell Walter N. Grounsell. 228 W. Dorchester Blvd. Greenville, S. C.

SOUTH CAROLINA

NOW KNOW ALL MEN. That the said Mortgagors 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 terms of said note, and also in consideration of the further sum of Three Dollars, to them the said Mortgagors in hand well and truly paid by the said Mortgagee at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released and by these Presents do grant, bargain, sell and release unto the said Mortgagee the following described Real Estate, Viz:

"SEE SCHEDULE A ATTACHED

No. of Monthly Payments 60

Initial Charge

200.00

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 Premises before merforever. And they do hereby bind their Heirs, Executors and Admir. said Premises unto the said mortgagee, its successors and Assigns and every person whomsoever lawfully claim's

gagee, its successors and Assigns ver defend all and singular the Executors, Administrators and

. . .

mount sufficient to cover this The mortgagor does hereby covenamortgagee, against all loss or de-Legagee herein, upon all buildings he mortgagee as additional security, and in now or hereafter existing u, and add the expense thereof to the face of the mortgage default thereof said mortgage he same rate and in the same manner as the balance of the debt as a part of the princip. to include and secure the same. In case said mortgagor shall fail mortgage debt and the lien of to procure and maintain (eithe. as aforesaid, the whole debt secured hereby shall, at the option of the ic, and this without regard to whether or not said mortgagee shall have procured mortgagee, become immediately permitted. or maintained such insurance as

Mortgagor does hereby covenant and agree to pay promptly when due all taxes and assessments that may be levied or assessed against said real estate, and also all judgments or other charges, liens or encumbrances that may be recovered against the same or that may become a lien thereon, and in default thereof said mortgages shall have the same rights and options as above provided

And if at any time any part of said debt, or interest thereon, be past due and unpaid, Mortgagors hereby assigns the rents and profits of the above described premises to the said mortgagee, or its successors or Assigns and agree that any Judge of the Circuit Court of said State, may, at chambers or otherwise, appoint a receiver, with authority to take possession of said premises and collect said rents and profits, applying the net proceeds thereof (after paying costs of collection) upon said debt, interest, cost of expense; without liability to account for anything more than the rents and profits actually collected.

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, the whole amount of the debt secured by this mortgage shall become due and payable at once at the option of the mortgagee.

AND IT IS AGREED by and between the parties that in the case of foreclosure of this mortgage, by suit or otherwise, the mortgagee shall recover of the mortgagor a reasonable sum as attorney's fee, which shall be secured by this mortgage, and shall be included in judgment of foreclosure.

PROVIDED ALWAYS, nevertheless, and it is the true intent and meaning of the parties of these Presents, that when the said mortgagor, do and shall well and truly pay or cause to be paid unto the said mortgagee the debt or sum of money aforesaid, with interest thereon, if any be due, according to the true intent and meaning of said note, then this deed of bargain and sale shall cease, determine, and be utterly null and void, otherwise to remain in full force and virtue.

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CONTINUED ON NEXT PAGE)