

BOOK 1180 PAGE 421

REAL ESTATE MORTGAGE
(Process in England)

ORIGINAL—RECORDING
DUPLICATE—OFFICE COPY
TRIPPLICATE—CUSTOMER

STATE OF SOUTH CAROLINA COUNTY OF Greenville

First Payment Due Date	Second Payment Due Date	Loan Number	Date of Note	No. of Monthly Payments	Amount of Each Payment	Filing, Recording and Noting Fee
3-22-71	8-22-71	3023-	2-5-71	6	447.00	3.08
Auto Insurance	Accident and Health Ins. Premium	Credit Life Ins. Premium	Coll. Address (Total)	Initial Charge	Finance Charge	Amount of Note (Loan)
None	None	13.41	2520.58	48.00	113.42	2682.00

MORTGAGORS
(Names and Addresses)

Kathryn Carter
Gordon C. Carter
16 Jaben Drive
Greenville, SC

MORTGAGEE
COMMERCIAL CREDIT PLAN
INCORPORATED OF

Greenville

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:

All that lot of land in the County of Greenville, State of South Carolina, known and designated as Lot No. 15 on plat of Sarah E. Tidwell, recorded in Plat Book NN, Page 149, of the RMC Office for Greenville County, S. C., said lot having a frontage of 80 feet on the southwest side of Jaben Drive, a depth of 150 feet, and a rear width of 83 feet. This is the same lot conveyed to the grantor by James H. Trammell by deed dated October 10, 1957, recorded in Deed Book 586 at page 155.

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 mentioned unto the said mortgagee, heirs and Assigns forever. And they do hereby bind their Heirs, Executors and Administrators to warrant and defend the said Premises unto the said mortgagee, its successors and Assigns, from and against all and singular the Heirs, Executors and Administrators and every person whomsoever lawfully claiming or to claim the same.

The mortgagor does hereby covenant and agree to procure and maintain insurance against all loss or damage by fire, in some insurance company now or hereafter existing upon said real estate, and to assign such insurance to the mortgagee, and in default thereof said mortgagor may procure and maintain such insurance as a part of the principal and the same shall bear interest at the same rate as the mortgage debt, and the lien of the mortgage shall be extended to include any and all such insurance to procure and maintain (either or both) said insurance as aforesaid, the whole amount of which shall become immediately due and payable, and this without regard to whether or not such insurance is procured or maintained as above permitted.

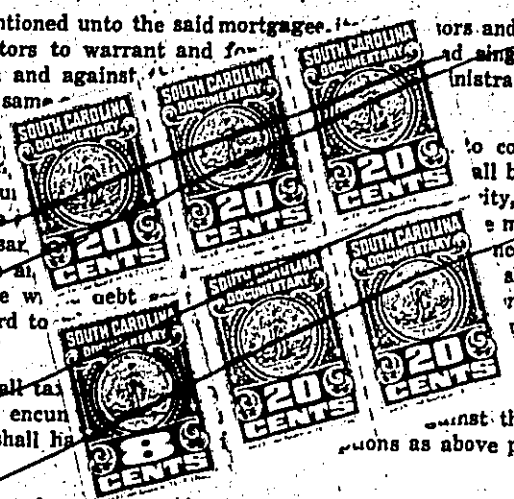
Mortgagor does hereby covenant and agree to pay promptly when due all taxes and assessments against said real estate, and also all judgments or other charges, liens or encumbrances or that may become a lien thereon, and in default thereof said mortgagee shall have the right to sell the same in case of insurance.

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.



FOR SATISFACTION TO THIS MORTGAGE SEE SATISFACTION BOOK 3 PAGE 128

SATISFIED AND CANCELLED OF RECORD
13 DAY OF Oct. 1971
Ollie Farnsworth
R. M. CLERK OF RECORD, COUNTY OF S. C.
AT 2:45 O'CLOCK P. M. NO. 10738