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APR 7 1978  
CREDIT RIF

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MORTGAGE OF REAL ESTATE --- SOUTH CAROLINA

**This Mortgage** made this 29th day of March, 1978, between  
Larry Ronald Marshbanks and Victoria A. Marshbanks

called the Mortgagor, and CREDIT RIF of America, 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 Eighty-seven hundred sixty and no/100---Dollars (\$8760.00), with interest from the date of maturity of said note at the rate set forth therein, due and payable in consecutive installments of \$ 146.00 each, and a final installment of the unpaid balance, the first of said installments being due and payable on the 29th day of April, 19 78, 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 mortgagor 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 piece, parcel or lot of land in the City and County of Greenville, South Carolina, situate, lying and being on the northeastern side of Sycamore Drive and being known and designated as Lots Nos. 118 and 119 of East Lynne Addition, said plat being recorded in the RMC Office for Greenville County in Plat Book "H", at Page 220 and having according to said plat, the following metes and bounds, to wit:**

**BEGINNING** at an iron pin on the northeastern side of Sycamore Drive, joint front corner of Lots Nos. 119 and 120 and running thence with the common line of said lots N. 28-50 E 150 feet to an iron pin; thence with the rear line of Lots Nos. 118 and 119 S. 61-10 E 100 feet to an iron pin on the northwestern side of Aniwatauk Street (formerly Johnson Street); thence with the northwestern ~~side~~ side of said Street S 28-50 W 150 feet to an iron pin at the northwestern corner of the intersection of Aniwatauk Street and Sycamore Drive; thence with the northwestern side of Sycamore Drive N 61-10 W 100 feet to an iron pin, the point of beginning.

This property was purchased from James W. Keller the 14th day of April, 1970 recorded in Greenville County RMC Office Vol 888 Page 298.

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.

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