MORTGAGE OFFEEALLESTATE --- SOUTH CAROLINA 41 21 A OC PH 179

This Murinage made this Higher S. TANKER & EMPTIL Charlie and Eloise G. Martin R.M.C	, 19.79_, between
called the Mortgagor, and Credithrift of America, Inc.	hereinafter called the Mortoagee
WITNESSETH	, metalliter telline the interiguation

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 forty one thousand two hundred ten & 02/09 bollars (541,210.02). with interest from the date of maturity of said note at the rate set forth therein, due and payable in consecutive installments of \$ 343.22 each, and a final installment of the unpaid balance, the first of said installments being due and payable on the first day of June (first payment is \$366.84) installments being due and payable on

Let the same day of each month of each week of every other week the ...... 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 mortgager 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 situate, lying and being on the Western side of East Castle Road near the City of Greenville, County of Greenville, State of South Carolina; being known and designated as Lot No. 218 as shown on a plat of Pine Hill Village, prepared by R.K. Campbell, dated July 9, 1962, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book QQ at page 168, and having according to said plat in the following metes and bounds:

Beginning at an iron pin on the Western side of East Castle Road at the joint front corner of Lots Nos. 217 and 218 and running thence with the line of Lot No. 217 N. 84-06 W. 125.7 feet to an iron pin in the line of Lot No. 32; thence with the rear line of Lot No. 32 S. 8-47 W. 73.1 feet to an iron pin at the joint rear corner of Lots Nos. 218 and 219: thence with the line of Lot No. 219 S. 84-06 E. 129.4 feet to an iron pin on the Western side of East Castle Road; thence with the Western side of East Castle Road N. 5-54 E. 73 feet to the point of beginning.

This is the identical property conveyed to the grantor herein by deed of Lanco, Inc., dated August 29, 1963, recorded in the R.M.C. Office for Greenville County, South Carolina, 12 Deed Book 731 at page 151. 5

🗲 Together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise

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 Morigagee 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
- [M. In case of breach of covenants numbered 2 or 3 above, the Mortgagee may pay taxes, levies or assessments, contract for insuffence 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.

Sr -1 Rev. 11-69

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