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SONNIE S. TANKERSLEY
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P.O. BOX 150
COLUMBIA, S.C.
29202
Form # 741

STATE OF SOUTH CAROLINA)
COUNTY OF) MORTGAGE
(Individual)

WHEREAS, HERMAN LEDFORD (hereinafter called the mortgagor), in and by his certain note of even date, stands firmly held and bound unto JAMES T. HOLAWAY

(hereinafter called the mortgagee) for the payment of the full and just sum of EIGHTEEN THOUSAND FIVE HUNDRED AND NO/100 (\$18,500.00) - at the rate of Nine (9%) percent \$ per annum) Dollars, payable \$194.07 per month, with the entire balance, if not sooner paid, being due (1st payment due June 1, 1979)
May 1 19 93, with interest, as in and by the note, reference being had thereto, will more fully appear.

NOW, KNOW ALL MEN BY THESE PRESENTS: That the mortgagor, for and in consideration of the debt or sum of money aforesaid, and to better secure its payment to the mortgagee according to the condition of the note, and also in consideration of the further sum of THREE (\$3.00) DOLLARS to the mortgagor in hand well and truly paid by the mortgagee at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the mortgagee, its/his successors, heirs and assigns, the real property described as follows:

ALL THAT CERTAIN PIRCE, PARCEL OR LOT OF GROUND, together with all the buildings and improvements thereon; situated in the County of Greenville, State of South Carolina, in O'Neal Township; approximately Three (3) miles North of Greer, S. C., on the South side of Lake Road; according to a survey and map by H. S. Brockman, Surveyor dated July 17, 1972, registered in Plat Book SSS, page 635, Records of RMC Office of Greenville County, S. C.; said property being more particularly described as follows:

BEGINNING at a point on the center line of Lake Road near the intersection of the center line of Ansel School Road and running South 10 degrees 30 minutes East, Two hundred sixty one and six tenths (261.6') feet to an iron pin; then South 83 degrees 55 minutes West, One hundred forty nine and seven tenths (149.7') feet to an iron pin in a gully; then along the gully North 19 degrees 06 minutes West, One hundred eighty eight (188.0') feet to a point; then North 6 degrees 35 minutes West One hundred two and eight tenths (102.8') feet to a point in the center line of Lake Road; then along the center line of Lake Road, South 87 degrees 49 minutes East, One hundred seventy four and eight tenths (174.8') feet to the point of beginning. Said Plot containing 1.03 acres more or less.

Being the same property acquired by the Mortgagor herein from James T. Holaway by Deed of May 5, 1979, registered in Deed Book No. 1103, page No. 515, Records of RMC Office of Greenville County, South Carolina.

This mortgage to include that certain trailer home described as: Mobile Home, "Citation", 1973 Model, Vehicle I. D. No. 42-4535 - Title No. 7323728A.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the premises belonging, or in anywise appertaining.

TO HAVE AND TO HOLD, all and singular the premises unto the mortgagee, its/his successors, heirs and assigns forever.

AND the mortgagor does hereby bind himself and his heirs and successors to warrant and forever defend all and singular the premises unto the mortgagee, its/his successors, heirs and assigns, from and against himself and his heirs and successors, lawfully claiming, or to claim the same, or any part thereof.

AND IT IS AGREED, by and between the parties that the mortgagor, his heirs and successors and assigns, shall keep any building erected on the premises insured against loss and damage by fire for the benefit of the mortgagee, for an amount not less than the sum shown above, with such company as shall be approved by the mortgagee, its/his successors, heirs and assigns, and shall deliver the policy to the mortgagee; and in default thereof, the mortgagee, its/his successors, heirs or assigns may effect such insurance and reimburse themselves under this mortgage for the expense thereof, together with interest thereon at the rate provided in the note from the date of its payment. And it is further agreed, in the event of other insurance and contribution between the insurers, that the mortgagee, its/his successors, heirs and assigns, shall be entitled to receive from the aggregate of the insurance monies to be paid a sum equal to the amount of the debt secured by this mortgage.

AND IT IS AGREED, by and between the parties, that if the mortgagor, his heirs and successors or assigns, shall fail to pay all taxes and assessments upon the premise when they shall first become payable, then the mortgagee, its/his successors, heirs or assigns, may cause the same to be paid, together with all penalties and costs incurred thereon, and reimburse themselves under this mortgage for the sum so paid, with interest thereon at the rate provided in the note from the date of such payment.

AND IT IS AGREED, by and between the parties that upon any default being made in the payment of the note or of the insurance premiums, or of the taxes, or of the assessments hereinabove mentioned, or failure to pay any other indebtedness which constitutes a lien upon the real property when the same shall severally become payable, then the entire amount of the debt secured or intended to be secured hereby shall become due, at the option of the mortgagee, its/his successors, heirs or assigns, although the period for the payment thereof may not then have expired.

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