



MORTGAGE

54301
1300 1123

(hereinafter also styled the mortgagor) in and by my (our) certain Consumer Credit Contract bearing even date herewith
Doris S. Tarkorsley
RMC
stand firmly held and bound unto _____ (hereinafter also styled the mortgagee) in the sum of
\$ _____ payable in _____ equal installments of \$ _____ each, commencing on the

²⁰¹² day of November 1979 and falling due on the same of each subsequent month, as in and by the said Consumer Credit Contract and conditions thereof, hereunto referred to, hereunto had will more fully appear.

NOW, KNOW ALL MEN, that the mortgagor(s) in consideration of the said debt, and for the better securing the payment thereof, according to the conditions of the said Consumer Credit Contract; which with all its provisions is hereby made a part hereof; and also in consideration of Three Dollars to the said mortgagor in hand well and truly paid, by the said mortgagee, at and before the sealing and delivery 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, its (their) heirs, successors and assigns forever, the following described real estate:

All that certain piece, parcel or lot of land near the City of Greenville, in the County of Greenville, State of South Carolina, situate, lying and being on the North side of Camden Lane and being known and designated as Lot No. 134 on plat of Belle Meade, Sections 1 and 2, filed in the R.M.C. Office for Greenville County in Plat Book EE at Page 116 and 117, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern edge of Camden Lane, said iron pin being the joint front corner of Lots Nos, 134 and 135 and being 121.6 feet east of the intersection of Camden Lane and West Dorchester Boulevard and running thence N. 28-18 W. 190 feet to an iron pin; thence N. 61-42 E. 70 feet to an iron pin; thence S. 28-18 East 190 feet to an iron pin on the northern edge of Camden Lane; thence with said Camden Lane, S. 61-42 W. 70 feet to the point of beginning.
Subject to easements and restrictions of record.

BEING the same property as was conveyed to the Grantor herein from James A Herring, Jr. by warranty deed dated June 21, 1976 and recorded in Deed Book 1038 page 641 in the R.M.C. Office for Greenville County, South Carolina.

This being the same premises conveyed to the grantor herein by deed from _____ dated 2/3/76 and recorded in Deed Book 1244 at page 1 in the R.M.C. Office for _____ County.

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 said Premises unto the said mortgagee, its (their) successors, heirs and assigns forever.

AND I (we) do hereby bind my (our) self and my (our) heirs, executors and administrators, to procure or execute any further necessary assurances of title to the said premises, the title to which is hereby sold, and also to warrant and forever defend all and singular the said Premises unto the said mortgagee, its (their) heirs, successors and assigns, from and against all persons lawfully claiming, or to claim the same or any part thereof.

AND IT IS AGREED, by and between the parties hereto, that the said mortgagee, his (their) heirs, executors, or administrators, shall keep the buildings on said premises insured against loss or damage by fire, for the benefit of the said mortgagee, for an amount not less than the unpaid balance of the debt secured by this mortgage, and the premium therefor shall be approved by the said mortgagee, and in default thereof, the said mortgagee, its (their) heirs, successors, or assigns, may effect such insurance and reimburse themselves under this mortgage for the expense thereof, with a **FINANCE CHARGE** thereon, from the date of its payment. And it is further agreed that the said mortgagee, its (their) heirs, successors, or assigns, shall be entitled to receive from the insurance moneys to be paid, a sum equal to the amount of the debt secured by this mortgage.

AND IT IS AGREED, by and between the said parties, that if the said mortgagee, his (their) heirs, executors, administrators or assigns, shall fail to pay all taxes and assessments upon the said premises when the same shall first become payable, then the said mortgagee, its (their) heirs, successors or assigns, shall be entitled to pay the same together with all penalty and costs incurred thereon, and reimburse themselves under this mortgage for the same so paid, with a **FINANCE CHARGE** thereon, from the dates of such payments.

AND IT IS AGREED, by and between the said parties, that upon any default by the mortgagor, or any part of the said contract, when the same shall become payable, or any other of the provisions of this mortgage, that then the entire amount of the debt secured, or intended to be secured hereby, shall forthwith become due at the option of the said mortgagee, its (their) heirs, successors or assigns, although the period for the payment of the said debt may not then have expired.

AND IT IS FURTHER AGREED, by and between the said parties, that should legal proceedings be instituted for the foreclosure of this mortgage, or for any purpose involving this mortgage, that the mortgagor, his (their) heirs, successors or assigns, shall be bound to employ an attorney at law for counsel, at any rate or otherwise, that all costs and expenses incurred by the mortgagee, its (their) heirs, successors or assigns, in and about the prosecution of the said proceedings, shall be a part of the amount secured hereby, and shall thereupon become due and payable as a part of the debt secured hereby, and may be recovered and collected by a receiver.

PROVIDED, ALWAYS, and it is the true intent and meaning of the parties to these Presents, that when the said mortgagor, his (their) heirs, executors or administrators, shall pay, or cause to be paid in toto, the debt secured by this mortgage, its (their) heirs, successors or assigns, the said debt, with the interest thereon, if any shall be due, and all sums of money paid by the said mortgagor, his (their) heirs, successors, or assigns according to the conditions and covenants of the said contract, and of these presents, shall perform all the obligations hereon, and the true intent and meaning of the said contract, and of these presents, shall be of Bargain and Sale shall cease, determine and be void, there shall be no redemption, and no further action.

AND IT IS LASTLY AGREED, by and between the said parties, that the said mortgagor may hold and enjoy the said premises until default of payment shall be made.

WITNESS my (our) Hand and Seal, this _____ day of _____ 19 _____

Signed, sealed and delivered in the presence of William B. Harris (L.S.)

WITNESS Elizabeth D. Lane (L.S.)

WITNESS _____

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