

REC 12 2 11 11 AM '81
SOUTH CAROLINA
R.M.C. ISLEY

MORTGAGE OF REAL ESTATE --- SOUTH CAROLINA

This Mortgage made this 17th day of February, 1981, between Franklyn J. & Joyce Farmer

called the Mortgagor, and Credithrift of America, Inc., 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 twenty two thousand eight hundred & 00/100 Dollars (\$22,800.00), with interest from the date of maturity of said note at the rate set forth therein, due and payable in consecutive installments of \$ 190.00 each, and a final installment of the unpaid balance, the first of said installments being due and payable on the 23rd day of March, 1981, 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 certain piece, parcel or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot 91 of a subdivision known as Canebreak I as shown on plat thereof prepared by Enwright Associates, dated October 3, 1975, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 5P, at Page 28, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Duquesne Drive at the joint front corner of Lots 91 and 92 and running thence with joint line of said Lots N84-453 135.14 feet to an iron pin at the rear corner of Lot 112, thence with Lot 112 S7-30W 100 feet to an iron pin on the northern side of Kings Mountain Drive, thence with said Drive S87-22W 100 feet to an iron pin, thence continuing with said Drive as it intersects with Duquesne Drive the chord of which is N49-44W 33.49 feet to an iron pin on the eastern side of Duquesne Drive, thence with said Drive N3-10E 70 feet to the point of BEGINNING.

This being the major portion of the property conveyed to the Grantors herein by deed of J. A. Bolen, as Trustee for James W. Vaughn and J.A. Bolen, and College Properties, Inc., trading as Batesville Associates, a joint venture, recorded May 9, 1977, in Deed Volume 1056 at Page 227, in the RMC Office for Greenville County.

LESS, HOWEVER, that triangular strip located at the northeast corner of Lot 91, having a base of 7.2 feet, that the Grantors conveyed to Walter E. Scruggs and Gail J. Scruggs by deed recorded May 9, 1977, in Deed Volume 1056, Page 299, in the RMC Office for Greenville County.

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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