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ben 1552 san 540 REAL ESTATE MORTGAGE

Servic or south Shell in a COUNTY OF Greenville

CHARLES F. BLACK and ETHEL L. BLACK

mortgagor), in and by his certain promissory note of even date, stands firmly held and bound unto Barelays American Corporation, doing business as

Barclays American Financial, (hereinafter called the mortgagee) for the payment of the full and just sum of THREE THOUSAND FIVE

3,570.77 HUNDRED SEVENTY DOLLARS & 77/100) Dollars, plus finance charge, with the first installment

due and payable on March 2,

19 82 and the final installment being the February 2 19 86 as in and by the

promissory note, reference being had thereto, will more fully appear. The Amount Financed is THREE THOUSAND FIVE HUNDRED

SEVENTY DOLLARS AND 77/100-----

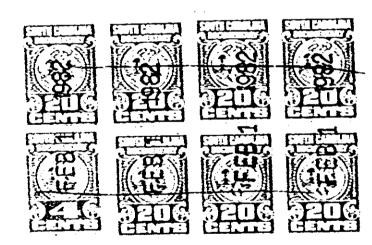
3,570.77

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 IHREE (\$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, self and release unto the mortgagee, its his successors, heirs and assigns, the real property described as follows:

ALL that piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, as is more fully shown on plat prepared for Charles F. Black and Ethel I. Black by Carolina Surveying Company, originally dated November 30, 1973, and revised December 11, 1973, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the northern side of Pendleton Road, which point is 118.5 feet from the intersection of Pendleton Road with Clemson Avenue and running thence N. 34-0 E. 233 feet to an iron pin; thence S. 52-17 E. 67.5 feet to an iron pin; thence S. 20-22 W. 56.8 feet to an iron pin on Pendleton Road; thence with Pendleton Road, N. 79-32 W. 16 feet to an iron pin; thence continuing with Pendleton Road, N/ 68-40 W. 102.7 feet to the point of beginning.

THIS is a portion of the property conveyed to the Grantor's herein by deed of Glen F. Shead and Dwight L. Shead, dated December 14, 1973, and recorded December 26, 1973, in the RMC Office for Greenville County in Deed Book 991 at Page 227.



TOGETHER with all and singular the rights, members, hered-taments 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

AND II IS AGREED, by and between the parties that the mortgagor, his heirs and successors and assigns, shall keep any building erected premises insured against loss and damage by fire for the benefit of the mortgagee, for an amount and 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, but have no duty to, 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 invarance 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 mones to be paid a sum O equal to the amount of the debt secured by this mortgage

AND II IS AGREED, by and between the parties, that it the mortgagor, his hors and successors on assigns, shall fall to give a life to and as disments apon the premise when they shalf first been me payable, then the mortgagee, its has access by he ris on assigns, may cause the same to be paid, together with als penalties and easts treat ed therean, and reimbarse themselves under this mortgage for the sam so paid, with interest there is at the rare provided in the note from the date of such payment.

AND II 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 ken 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 morigages, its his successors, heirs or assigns, although the period for the payment thereof may not then have expired

AND II IS AGREED, by and between the parties that should legal proceedings be instituted for the collection of the debt secured hereby, then the mortgagee, its his successors, heirs or assigns, shall have the right to have a receiver appointed of the rents and profits of the promises, who, after deducting all charges and expenses attending such proceedings, and the execution of the trust as receiver, shall apply the residue of the runts and profits to wards the payment of the debt secured hereby

Form 510 Rev 1-80

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