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DONNIE TANKERSLEY
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REAL ESTATE MORTGAGE

LENDER - MORTGAGEE

FORD MOTOR CREDIT COMPANY

211 Century Dr., Suite 100-C, Greenville, S.C. 29607

BORROWER(S) - MORTGAGOR(S)

Phillip F. Grant and Naseziter W. Grant

109 Freestone St. Greenville, S.C. 29605

STATE OF SOUTH CAROLINA,)
County of Greenville)



TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, the undersigned Mortgagor(s) hereinafter referred to as "Mortgagor" in and by that certain Promissory Note, bearing Loan Date 3-8-82, stand firmly held and bound unto Ford Motor Credit Company hereinafter sometimes referred to as "Mortgagee," in the penal sum of Thirty Four Thousand Two Hundred Thirty Nine and 04/100 DOLLARS, conditioned for the payment of the full and just sum of Fifteen Thousand Eight Hundred Seventeen and 06/100 DOLLARS as in and by the said Promissory Note and condition thereof, reference being thereunto had, will more full appear.

NOW, KNOW ALL MEN, THAT said Mortgagor Phillip F. Grant & Naseziter W. Grant in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mortgagee, according to the condition of the said Promissory Note, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Mortgagee,

FORD MOTOR CREDIT COMPANY,
ITS SUCCESSORS AND ASSIGNS:

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, on the west side of Freestone Street, being shown as Lot 15 on plat of Glendale Heights recorded in the R.M.C. Office for Greenville County in Plat Book QQ at Page 13 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the west side of Freestone Street, 270 feet from Dresden Avenue, joint front corner of Lots 14 and 15; running thence with the line of Lot 14, S. 83-15 W. 140 feet to an iron pin; thence N. 6-45 W. 70 feet to an iron pin at the rear corner of Lot 16; thence with the line of Lot 16, N. 83-15 E. 140 feet to an iron pin on Freestone Street; thence with the west side of Freestone Street, S. 6-45 E. 70 feet to the beginning corner; being the property conveyed to the mortgagors by deed of Juanita McCall dated April 24, 1973 and recorded in Deed Book 973 at Page 147.

The above property is also known as 109 Freestone St., Greenville, S.C.

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

TO HAVE AND TO HOLD all and singular the said premises unto the said Mortgagee, its successors and assigns forever. And the Mortgagor does hereby bind his heirs, executors, and administrators, to warrant and forever defend all and singular the said premises unto the said Mortgagee, its successors and assigns, from and against his heirs, executors, administrators and assigns, and all other persons whomsoever lawfully claiming or to claim the same or any part thereof.

AND IT IS AGREED, by and between the said parties, that the said Mortgagor, his heirs, executors or administrators, shall and will forthwith insure the house and building on said lot, and keep the same insured from loss or damage by fire in at least such sums as the Mortgagee shall from time to time require and assign the policy of insurance to the said Mortgagee, its successors or assigns. And in case the Mortgagor at any time neglects or fails so to do, then the said Mortgagee, its successors or assigns, may cause the same to be insured in its own name, and reimburse itself for the premium and expenses of such insurance under the mortgage.

AND IT IS AGREED, by and between the said parties in case of default in any of the payments of interest or principal as herein provided for, or in the said Promissory Note for which this instrument is evidence of security, the whole amount of the debt secured by this mortgage shall at the option of the said Mortgagee become immediately due and payable.

AND IT IS FURTHER AGREED, that said Mortgagor, his heirs and assigns, shall pay promptly all taxes assessed and chargeable against said property, and in default thereof, that the holder of this mortgage may pay the same, whereupon the entire debt secured by this mortgage shall immediately become due and payable, if the Mortgagee shall so elect.

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