

## MORTGAGE OF REAL ESTATE - SOUTH CAROLINA

This Mortgage made this 14th day of September, 1982, between

Mildred R. Hovey

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 Fourteen Thousand Nine Hundred Seventy Six 00/100 Dollars (\$14,976.00),

with interest from the date of maturity of said note at the rate set forth therein, due and payable in consecutive installments of \$28.00 each, and a final installment of the unpaid balance, the first of said installments being due and payable on the 20th day of October, 1982, and the other installments being due

and payable on Net Amount \$8477.34

- 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 Mortgagee 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 in Greenville County, State of South Carolina, in Austin Township, being in the Town of Simpsonville on the South side of Trade Street, and containing 1/5 of an acre, more or less, with a frontage of 50 feet on Trade Street, on the rear line of 65 feet, more or less, bounded on the North by said Trade Street, on the East by lands, now or formerly, of F.M. Todd and on the South and West by Woodside Cotton Mills. The lot extends from Trade Street back to the lot of land sold by Russell E. Thackston to Woodside Cotton Mill Co., recorded in Deed Volume 328 at page 263. This lot extends back to a point approximately 20 feet from the railroad right of way on the East side of said lot and approximately 50 feet from said right of way on the West side of said lot.

BEING a portion of the same property conveyed to the grantor herein by deed of Roy L. McKee, recorded Dec. 19, 1977, in the RMC Office of Greenville County, in Deed Volume 1070 at page 398.

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.