

Amount financed exclusive of interest \$7,713.00

VOL 1006 PAGE 890

Recording Information: Filed this \_\_\_\_\_ day of \_\_\_\_\_  
S. 09 at \_\_\_\_\_ o'clock \_\_\_\_\_ M. and recorded in  
Book \_\_\_\_\_, page \_\_\_\_\_ Fee \$ \_\_\_\_\_

FILED  
GREENVILLE CO. S.C.  
JUN 7 2 14 PM '84  
DORRIS S. WILKINSLEY  
R.M.O.

\_\_\_\_\_  
R.M.C. or Clerk of Court  
\_\_\_\_\_  
County, S.C.

SATISFACTION: The debt secured by the within Mortgage together with  
the contract secured thereby has been satisfied in full.

This the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_  
Signed: \_\_\_\_\_

Mail after recording to Robert Kay, AMERICAN DREAM REALTY & MTG CO INC, 7339 SW 45 St, Miami, Fla  
This instrument was prepared by Robert Kay, AMERICAN DREAM REALTY & MORTGAGE CO INC 33155

### SOUTH CAROLINA MORTGAGE

THIS MORTGAGE made this 24 day of April, 19 84, by and between:

**MORTGAGOR**  
JESSIE J. SHUMATE & THELMA F. SHUMATE, his wife  
524 Perry Ave,  
Greenville,  
South Carolina, 29611

**MORTGAGEE**  
BEHR CONTRACTING, INC  
22 Potomac Ave,  
Greenville, S.C. 29605

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Mortgagor and Mortgagee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

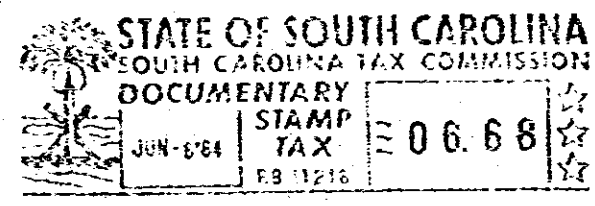
WITNESSETH, That whereas the Mortgagor is indebted to the Mortgagee in the principal sum of Sixteen thousand six hundred  
seventy six and 40/100-----

as evidenced by a Home Improvement Consumer Credit Sale Agreement (Contract) of even date herewith, the terms of which are incorporated herein by reference. The final due date for payment of said Contract, if not sooner paid, is \_\_\_\_\_ Dollars (\$16,676.40),

TO SECURE to Mortgagee the repayment of the indebtedness evidenced by the Contract, together with all extensions, renewals or modifications thereof, the payment of all other sums advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Mortgagor herein contained, Mortgagor does hereby mortgage, grant and convey to Mortgagee and Mortgagee's heirs, successors and assigns the following described property located in the County of GREENVILLE State of South Carolina:

ALL that certain piece, parcel or lot of land, situate, lying and being on the northern side of Perry Avenue in the City of Greenville, County of Greenville, State of South Carolina, being known as Property of Charles E. McPeak on plat thereof made by Campbell & Clarkson, Surveyors dated April 17, 1909, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4A, at Page 157, and having according to said plat the following metes and bounds to-wit:

BEGINNING at a point on the northern side of Perry Avenue, 485 feet, more or less, from the intersection of Distler Street with Perry Avenue, and running thence N.20-30E 202 feet to an old iron pin on the southern side of Doe Street; thence along Doe Street S.67-30E 50 feet to a point; thence S.20-30W 202 feet to a point on the northern side of Perry Avenue; thence along Perry Avenue N.67-30W 50 feet to the point of beginning.



being the same premises conveyed to the Mortgagor by deed of Charles E. McPeak

Dated June 21, 19 84, recorded in the office of the RMO of Greenville County in Book 1059, Page 16 of which the description in said deed is incorporated by reference.

TO HAVE AND TO HOLD unto Mortgagee and Mortgagee's heirs, successors and assigns forever, together with all the improvements now or hereafter erected on the property, and all fixtures now or hereafter attached to the property, all of which including replacements and additions thereto shall be deemed to be and remain in a part of the property covered by this Mortgage, and all of the foregoing, together with said property are herein referred to as the "Property."

- Mortgagor and Mortgagee covenant and agree as follows:
1. PAYMENT OF CONTRACT. Mortgagor shall promptly pay when due the indebtedness evidenced by the Contract, and late charges as provided in the Contract.
  2. INSURANCE. Mortgagor shall keep all improvements on said land, now or hereafter erected, constantly insured for the benefit of the Mortgagee against loss by fire, windstorm and such other casualties and contingencies, in such manner and in such companies and for such amounts, not exceeding that amount necessary to pay the sum secured by this Mortgage, and as may be satisfactory to the Mortgagee. Mortgagor shall purchase such insurance, pay all premiums therefor, and shall deliver to Mortgagee such policies along with evidence of premium payment as long as the Contract secured hereby remains unpaid. If Mortgagor fails to purchase such insurance, pay the premiums therefor or deliver said policies along with evidence of payment of premiums thereon, then Mortgagee, at its option, may purchase such insurance. Such amounts paid by Mortgagee shall be added to the Contract secured by this Mortgage, and shall be due and payable upon demand by Mortgagee to Mortgagee.