

REC-211970

MORTGAGE OF REAL ESTATE -- SOUTH CAROLINA

BOOK 1385 PAGE 731
BOOK 60 PAGE 848

This Mortgage made this 11th day of December, 1976, between Gary G. Lollis and Marilyn Lollis

called the Mortgagor, and CREDITTHRIFT of America, Inc., hereinafter called the Mortgagee.

WITNESSETH

WHEREAS, the Mortgagor is 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 Thirteen thousand six hundred eighty & no/100 Dollars (\$13680.00), with interest from the date of maturity of said note at the rate set forth therein, due and payable in consecutive installments of \$ 228.00 per month for the term of thirty years and one month and one day from the date of the issuance of the note and the first of the installments is due on the 11th day of December 1976 at the place of the issuance of the note and the note is secured by the real estate described in the deed of conveyance to me by deed of James & Nora Watkins 3-28-64 recorded 4-28-64 book 747 page 422 8116 in Greenville County, South Carolina in Book 921, at page 260, and has a balance of approximately \$7000.00

This being the same property conveyed to me by deed of James & Nora Watkins 3-28-64 recorded 4-28-64 book 747 page 422 8116

GREENVILLE S.C.
SEP 12 1 30 PM '78
WHITE STAMPERY INC.

Paid and satisfied in full 9-11-78.
Cancelled
Dennis J. Suterley
by Debbie Young
Head Cashier

SEP 12 1978

YOUNTS, SPIVEY & GROSS
512 East North St.
Greenville, S.C. 29601

Witness: [Signature]

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 Mortgagee, its successors and assigns forever.

The Mortgagee 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 Mortgagee further covenants to warrant and forever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagee 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 situated 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.

S. C. 1

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