



BOOK 1263 PAGE 75

BOOK 67 PAGE 1381

ORIGINAL-RECORDING
DUPLICATE-OFFICE COPY
TRIPLICATE-CUSTOMER

FEB 16 1973

REAL ESTATE MORTGAGE
(Prepare in Triplicate)
STATE OF SOUTH CAROLINA COUNTY OF Greenville



First Payment Due Date	Final Payment Due Date	Loan Number	Date of Note	No. of Monthly Payments	Amount of Each Payment	Filing, Recording and Releasing Fees
2-7-73	1-7-78	7742-218	12-26-72	72	154.00	8.04
Auto Insurance	Accident and Health Premium	Credit Life Ins. Premium	Cash Advance (Total)	Initial Charge	Finance Charge	Amount of Note (Loan)
NONE	NONE	NONE	7806.46	NONE	3279.54	11088.00

MORTGAGORS

(Names and Addresses)

Isabelle Asbury
Reuben R. Asbury, JR.
215 Lake Fairfield Dr.
Greenville, S. C. 29607

MORTGAGEE

COMMERCIAL CREDIT PLAN
INCORPORATED

Grant Plaza, Greer, South Carolina

SOUTH CAROLINA

NOW KNOW ALL MEN, That the said Mortgagors 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 terms of said note, and also in consideration of the further sum of Three Dollars, to them the said Mortgagors in hand well and truly paid by the said Mortgagee at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released and by these Presents do grant, bargain, sell and release unto the said Mortgagee the following described Real Estate, Viz:

All that lot of land, with the buildings and improvements thereon situate on the northeast side of Lake Fairfield Drive, near the City of Greenville, in Greenville County, S. C., being shown as Lot No. 72, Section I, on plat of Lake Forest, made by Piedmont Engineering Service, dated July, 1953, recorded in the R. M. C. Office for

Greenville County, S. C. in Plat Book GG, page 17 and having, according to said plat
TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said Premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the Premises before mentioned unto the said mortgagee, its successors and Assigns forever. And they do hereby bind their Heirs, Executors and Administrators to defend and forever defend all and singular the said Premises unto the said mortgagee, its successors and Assigns, from and against their Heirs, Executors, Administrators and Assigns and every person whomsoever lawfully claiming or to claim the same or any part thereof.

The mortgagor does hereby covenant and agree to procure and maintain insurance in the amount sufficient to cover this mortgagee, against all loss or damage by fire, in some insurance company acceptable to the mortgagee herein, upon all buildings now or hereafter existing upon said real estate to a minimum of \$100,000.00. In case said mortgagor shall fail to procure and maintain (either or both) such insurance as aforesaid, the mortgagee shall be entitled to procure and maintain (either or both) such insurance as aforesaid, and the expense thereof shall be paid by the mortgagor, and the mortgagee shall have the same as a part of the principal and the same shall bear interest at the same rate and in the same manner as the balance of the mortgage debt and the principal and the same shall be added to the mortgage debt and secured by the same. In case said mortgagor shall fail to procure and maintain (either or both) such insurance as aforesaid, the mortgagee shall be entitled to procure and maintain (either or both) such insurance as aforesaid, and the expense thereof shall be paid by the mortgagor, and the mortgagee shall have the same as a part of the principal and the same shall bear interest at the same rate and in the same manner as the balance of the mortgage debt and the principal and the same shall be added to the mortgage debt and secured by the same.

Mortgagor does hereby covenant and agree to pay promptly when due all taxes and assessments that may be levied or assessed against said real estate and all judgments, liens or encumbrances that may be recovered against the same or that may become a lien thereon, and in default thereof said mortgagee shall have the same rights and options as above provided in case of insurance.

And if at any time and parts of said debt or interest thereon, be past due and unpaid, Mortgagors hereby assigns the rents and profits of the above described premises to the said mortgagee, or its successors or Assigns and agree that any Judge of the Circuit Court of said State may, at his or her pleasure, appoint a receiver, with authority to take possession of said premises and collect said rents and profits, and the net proceeds thereof (after paying costs of collection) upon said debt, interest, cost of expense; without liability to account for anything more than the rents and profits actually collected.

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, the whole amount of the debt secured by this mortgage shall become due and payable at once at the option of the mortgagee.

AND IT IS AGREED by and between the parties that in the case of foreclosure of this mortgage, by suit or otherwise, the mortgagee shall recover of the mortgagor a reasonable sum as attorney's fee, (of not less than 15% of the amount involved) which shall be secured by this mortgage, and shall be included in judgment of foreclosure.

PROVIDED ALWAYS, nevertheless, and it is the true intent and meaning of the parties of these Presents, that when the said mortgagor, do and shall well and truly pay or cause to be paid unto the said mortgagee the debt or sum of money aforesaid, with interest thereon, if any be due, according to the true intent and meaning of said note, then this deed of bargain and sale shall cease, determine, and be utterly null and void, otherwise to remain in full force and virtue.

mail sat's

JUL 27 1973

4328 RV-2

1381