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GREENVILLE CO. S. C.

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BOOK 71 DE 1652

REAL ESTATE MORTGAGE
(Prepar in Triplicate)

CONNIE S. TANKERSLEY
R.M.C.

ORIGINAL—RECORDING
DUPLICATE—OFFICE COPY
TRIPPLICATE—CUSTOMER

STATE OF SOUTH CAROLINA, COUNTY OF GREENVILLE

Account Number	Total of Payments
	\$9850.00

MORTGAGORS

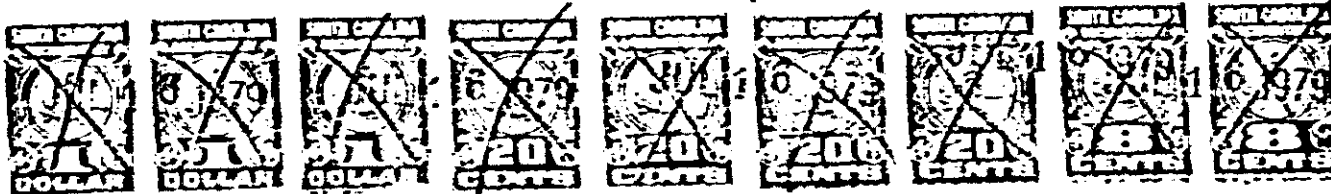
(Names and Addresses)

JERRY L. ALLEN
TINA I. ALLEN
Route 9, Box 488
Greer, S.C. 29651

MORTGAGEE

COMMERCIAL CREDIT PLAN INCORPORATED

Greer Plaza Shp. Center, Hwy. 29
Greer, SOUTH CAROLINA



NOW KNOW ALL MEN, That the said Mortgages, in consideration of the debt referred to by the Account Number and Total of Payments above and the sum of money advanced thereunder, and for the better securing the payment thereof to the said Mortgagee according to the terms of the evidencing said debt, and also in consideration of the further sum of Three Dollars, to them the said Mortgages in hand well and truly paid by the Mortgagee at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released unto these Presents do grant, bargain, sell and release unto the said Mortgagee the following described Real Estate, to-wit:

SEE ATTACHED SCHEDULE A

TOGETHER with all and singular the Rights, Members, Benefits and Appurtenances to the same 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, and they do hereby bind their heirs, executors and administrators as warrant and 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 lawfully claiming or to claim the same or any part thereof.

The Mortgagee does hereby covenant and agree to procure and maintain insurance in an amount sufficient to cover this mortgage, 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, and to assign such insurance to the Mortgagee as a condition precedent to the making of any loan hereunder, and the same shall bear interest at the same rate and in the same manner as the balance of the mortgage debt and the lien of the mortgage shall be extended to include and secure the same. In case said Mortgagee shall fail to procure and maintain (either or both) said insurance as above provided, the Mortgagee shall be immediately due and payable, and this without regard to whether or not said Mortgagee shall have procured or maintained such insurance as above permitted.

Mortgagee 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 also all judgments or other charges, 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 in any time the mortgagor shall be in default of any of the above provisions, the mortgagee shall have the same rights and options as above provided in case of insurance.

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