

1979

FILED

MORTGAGE

AUG 7 1972

LENDER: LANDMARK FINANCE CORPORATION OF SOUTH CAROLINA, INC. 128 South West Main St. Simpsonville, S. C.

BOOK 78 PAGE 79

20018-8	11	25252	7120.00	27,135.00
JAMES P. MURRAY, JR.			9,705.00	
112 WILLIS STREET			19.00%	9-11-50
ST. SIMPSONVILLE, S. C. 29681				3-11-57

THIS MORTGAGE made and entered into the day and year written on the reverse side hereof by the Borrowers named above, herein called Mortgagors, to LANDMARK FINANCE CORPORATION OF SOUTH CAROLINA herein called Mortgagee, the owner and holder of the Promissory Note referred to below.

WITNESSETH THAT WHEREAS the Mortgagors are justly indebted to the Mortgagee for money loaned in evidence by their Promissory Note of even date herewith executed and delivered by the Mortgagors to the Mortgagee in the amount of the Total of Payments stated above, which includes interest and charges as provided in said note.

AND WHEREAS, the Mortgagors desire to secure the payment of said debt and Note, and any renewals or extensions thereof, and the undertakings prescribed in this Mortgage by the covenants of the premises hereinafter described.

WHEREFORE, in consideration of the aforesaid and other good and valuable considerations, Mortgagors hereby give, grant, bargain, sell, assign and convey to Mortgagee, its successors and assigns, the following described real estate, together with all present and future improvements thereon, in South Carolina, County of GREENVILLE, to-wit:

ALL that piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, Town of Simpsonville, and shown as the greater portion of Lot 67 on a Plat of Lots 66 and 67, recorded in the R. K. C. Office for Greenville County in Plat Book IVV, Page 61, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Western side of Willis Street, at the joint front corner of Lots 67 and 68 and running thence along the side of said Street, S. 21-19 E., 50 ft. to an iron pin at the joint front corner of Lots 67 and 66; thence with the joint line of said Lots, S. 58-41 W., 150 ft. to an iron pin; thence N. 21-19 W., 50 ft. to an iron pin on the line of Lot 68; thence along the joint line of Lots 67 and 68, E. 56-14 S., 200 feet to an iron pin at the point of beginning.

This is the same property conveyed to James P. Murray, Jr. and Jeff E. Richardson by deed dated August 9, 1971 and recorded in the R. K. C. Office for Greenville County in Volume 1002 at Page 318.

This is the same property conveyed to Jeff E. Richardson by deed recorded in the R. K. C. Office for Greenville County in Deed Book 053 Page 15.

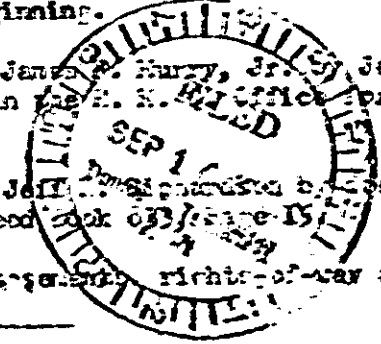
This property is conveyed subject to easements, rights-of-way and restrictions of record.

PAID AND SATISFIED IN FULL AUGUST 19, 1972
 LANDMARK FINANCE CORPORATION OF SOUTH CAROLINA, INC.
 BY: *[Signature]* MANAGER

WITNESSES: *[Signatures]*

TO HAVE AND TO HOLD the said lot and premises, including all houses, buildings, improvements and fixtures thereon, with all rights, privileges and appurtenances thereto belonging or appertaining to Mortgagee, its successors and assigns, in fee simple forever, upon the terms and purposes hereinafter set out, and the Mortgagee covenant with the Mortgagors that Mortgagee are seized of, and have the right to convey the premises in fee simple; that the premises are free and clear of all encumbrances, except a first mortgage or such encumbrances as are set forth hereinafter; and that Mortgagee will warrant and defend the title to the premises against the lawful claims of all persons whomsoever. In the event of any default in the performance of any of the obligations of said prior encumbrances, the Mortgagee or assigns may make any payments or perform any acts necessary to relieve said default, and the cost thereof shall be added to the indebtedness hereby secured. Any such default in said prior encumbrances may at the option of the Mortgagee or assigns, be deemed a default under this instrument. Mortgagors herein hereby assign and transfer unto Mortgagee, its successors and assigns, all such funds which may come or be in the hands of the holder of any of said prior encumbrances upon foreclosure of said debt, hereby directing that the same be forthwith paid over to Mortgagee or assigns upon the debt hereby secured.

THIS MORTGAGE also secures all future advances in the form of any renewal or extension of the aforesaid Promissory Note, which may from time to time be made by the Mortgagee to the Mortgagors, provided, however, that the making of any such future advances shall be at the sole option and discretion of the Mortgagee and upon such terms and conditions as it shall determine.



4328 IV-2