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GREENVILLE, CO. S. C.  
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DONNIE S. TANKERSLEY  
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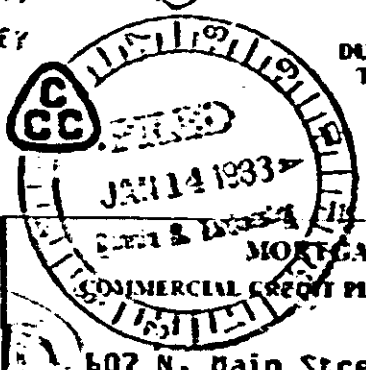
BOOK 79 - 277  
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REAL ESTATE MORTGAGE  
(Prepare in Triplicate)

ORIGINAL—RECORDING  
DUPLICATE—OFFICE COPY  
TRIPPLICATE—CUSTOMER

STATE OF SOUTH CAROLINA, COUNTY OF Greenville

Loan Number	Amount of Note (Loan)
03516305	15083.40



MORTGAGORS  
(Names and Addresses)

Mabel E. Cooper  
Marvin O. Cooper  
Rt. 6 Woodridge Circle  
Greenville, S. C. 29607

17250  
**PAID**  
BY *[Signature]*  
1-13-83  
GREENVILLE, S. C.

COMMERCIAL CREDIT PLAN INCORPORATED  
607 N. Main Street  
Greenville,  
SOUTH CAROLINA

Commercial Credit Corporation (a South Carolina Corporation)  
Successor in interest to Commercial Credit Plan, Incorporated  
(a South Carolina Corporation)

NOW KNOW ALL MEN, That the said Mortgages, in consideration of the debt referred to by the Loan Number and Amount of Note (Loan) 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 said note, and also in consideration of the further sum of Three Dollars, to them the said Mortgages 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:

See Schedule A. Attached

TOGETHER with all and singular the Rights, Members, Memberships 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 warrant and forever defend all and singular the said Premises unto the said Mortgagee, its successors and assigns, him and against their heirs, executors, administrators and assigns and every person whomsoever lawfully claiming or to claim the same or any part thereof.

The Mortgagee does hereby covenant and agree to procure and maintain insurance in the 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 additional security, and in default thereof said Mortgagee may procure and maintain such insurance and add the expense thereof to the face of the mortgage debt as a part of the principal and the same shall be at 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 aforesaid, the whole debt secured hereby shall, at the option of the Mortgagee, become 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 at any time any part of said debt, or interest thereon, be past due and unpaid, Mortgagee 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 chambers or otherwise, appoint a receiver, with authority to take possession of said premises and collect said rents and profits, applying 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 that in case of default by Mortgages in any of the payments due as provided in said note or in

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