DOUR 907 PAGE 115

MORTGAGE OF REAL ESTATE --- SOUTH CAROLINA

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Roy H. Simmonn & Murgaret. Simmons Simmonn & Murgaret. Simmons					ILED
Roy H. Simmons & Margarish Simmons. Signature Simmons Simmons Domestic Loans Dom	Alria Mortosop.	nade this 26th	day of October	. 🗓 🛼	
WHEREAS, the Mortgager in and by his certain promiseory note in writing of even date herewith is well and truly indebt the Mortgager in the full and just sum of Savan Hinghard and ninety two dollars. Dollars (3, 792.00 int. hinterest from the date of maturity of said note at the rate set forth therein, due and payable in consecut stallments of \$33.00 to him day of November. The said installment of the unpaid balance, the first of said installment of the said debt and sum of money aforesaid, and for before secure in the month of each week the Mortgage at and before the sailing and delivery of these presents hereby Eugains, sells, grants and releases unto fortgage, its successors and assigns, the following described real estate situated in Country. Beginning at from stake which is al6—zie 333 from old ston corner running there N 86-150 ft. to from stake 553—071 323 ft to from stake 553—071 325 ft. to from stake 130 ft. Desid shown on back 670 page 55		- は みむ 1人/ と	V		ramswi
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WHEREAS, the Mortgager in and by his certain promissory note in writing of even date herewith is well and truly indeby the Mortgages in the full and just sum of Saven Eundred and ninety two dollars. Dollars (3, 792-00) ith interest from the date of matutity of said note at the rate set forth therein, due and payable in consecuting due and payable on the 26th day of Movember.					
the Mortgagee in the fall and just sum of the date of maturity of said note at the rate set forth therein, due and payable in consecut stallments of \$ 33,00 each, and a final installment of the uspaid balance, the first of said installment being due and payable on the 26th day of November 19 62, and the od stallments being due and payable on the said of each week of the said indebtedness is paid. NOW-THERIFORE, the Mortgager, in consideration of the said debt and sum of money aforesaid, and for before secur is payment thereof, according to the terms of the said note, and also in consideration of the further sum of \$3.00 to/him in his the Mortgager at and before the sealing and delivery of these presents hereby Engains, sells, grants and releases unto fortgager, its successors and assigns, the following described real estate situated in 100 country. South Carolin 2. Acres of land located in the Oneal Township Greenville Country. Beginning at the stake which is said-sie 333 from old aton corner running there N 86-150 fft. to iron stake \$53-07 W 335 ft. to iron stake the first of said notes. The said note is the said and the said note and said in the one of the said of the			WITNESSETH		
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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 Mortgagor, its successors and assigns forever.

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

The Mortgagor 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 Mortgages 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 situate 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.

Form No. 169