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BOOK LLO4 PAGED MORTGAGE OF REAL ESTATE — SOUTH CAROLINA

This Mortgage

made this 22nd day of

January

19 70 between

FLORENCE B. PRESSLEY

called the Mortgagor, and

BRICK HOMES, INC.

hereinafter called the Mortgagee

WITNESSETH

NOW THEREFORE, the Mortgagor, in consideration of the said debt and sum of money aforesaid, and for better securing the payment thereof, according to the terms of the said note, and also in consideration of the further sum of \$5.00 to him in hand paid by the Mortgagee at and before the sealing and delivery of these presents hereby bargains, sells, grants and releases unto the Mortgagee, its successors and assigns, the following described real estate situated in _GRECOVILLE_____ County, South Carolina:

All that certain piece, parcel of lot of land in Gantt Township being known and designated as Lot No. 55 of a subdivision known as Elizabeth Heights, as shown by a plat thereof, dated May 1, 1956, by Madison H. Woodward, recorded in the R.M.C. Office for Greenville County in Plat Book KK at page 11, and having according to said plat the following metes and bounds, to-wit:

BEGINNING on an iron pin on Satterfield Drive, joint front corners of Lots No. 54 and 55, and running thence along the line of said Lots N. 16-10 E. 150 feet to an iron pin, rear corner of Lots 44 and 45; running thence with the rear line of Lot 44 N. 73-50 W. 75 feet to an iron pin rear corner of Lot 56; running thence with the line of said lot-S. 16-10 W. 150 feet to an iron pin on Satterfield Drive; running thence with said Drive S. 73-50 E. 75 feet to an iron pin at point of BEGINNING.

Being the same property conveyed to the said party of the first part by deed from Dewey Evans and Peggy Ann Evans (now Peggy E. Lowie) dated April 7, 1967 and recorded in Book 817 at page 419 in the R.M.C. Office for Greenville County, South Carolina.

Together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, or in any wise 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 encumberances whatsoever. The Mortgagor further covenants to warrant and forever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor covenants and agrees as follows:

- I. 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 Mortgagee the official receipts therefor.
- 3. To provide and maintain fire insurance with extended coverage endorsement, and other insurance as Mortgagee may require, upon the buildings 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 and 3 above, the Mortgagee may pay taxes, levies or assessments, contract for insurace and pay the premiums and cause to 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.

This Mortgage Assigned to I.D.S. Vanue Conforation.
on 212 day of May 1970. Assignment recorded in Vol. 1157 of R. E. Mortgages on Page 490.