

APR 27 1972

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BOOK 1231 PAGE 151

REAL ESTATE MORTGAGE

(Prepare in Triplicate)

ORIGINAL-RECORDING
DUPLICATE-OFFICE COPY
TRIPPLICATE-CUSTOMER

STATE OF SOUTH CAROLINA COUNTY OF Greenville



First Payment Due Date	Final Payment Due Date	Loan Number	Date of Note	No. of Monthly Payments	Amount of Each Payment	Filing, Recording and Releasing Fees
6-2-72	5-2-77	3023-966	4-18-72	60	123.00	5.96
Auto Insurance	Accident and Health Ins. Premium	Credit Life Ins. Premium	Cash Advance (Total)	Initial Charge	Finance Charge	Amount of Note (Loan)
None	None	307-73	5125.61	369.00	1885.39	7380.00
MORTGAGORS (Names and Addresses)				MORTGAGEE COMMERCIAL CREDIT PLAN INCORPORATED OF		
Ethrelene Reid Morris Walker Reid 23 Springside Ave. Greenville, SC 29611				Greenville SOUTH CAROLINA		

NOW KNOW ALL MEN, That the said Mortgagors in consideration of the said debt and sum of money aforesaid, 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 Mortgagors 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 Hereditaments 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, from and against their Heirs, Executors, Administrators and Assigns and every person whomsoever lawfully claiming or to claim the same or any part thereof.

The mortgagor does hereby covenant and agree to procure and maintain insurance in the amount sufficient to cover this mortgagee herein, upon all buildings now or hereafter existing upon said real estate, and to assign such insurance as additional security, and in default thereof said mortgagee may procure and maintain such insurance on the face of the mortgage debt as a part of the principal and the same shall bear interest at the same rate as the balance of the mortgage debt and the lien of the mortgage shall be extended to include the said mortgage shall fail to procure and maintain (either or both) said insurance as aforesaid, the mortgagee shall have procured the mortgage, become immediately due and payable, and this without regard to whether the mortgagee shall have procured or maintained such insurance as above permitted.

Mortgagor does hereby covenant and agree to pay promptly when due all taxes and assessments at may be levied or assessed against said real estate or that may become a lien against the same in case of insurance.

And if at any time the said real estate shall be let, leased, rented or otherwise disposed of, the mortgagor shall pay to the mortgagee the net proceeds of the same, less the cost of expense; with interest thereon at the rate of 12% per annum, to be paid quarterly in advance.

AND IT IS AGREED that the mortgagor shall pay to the mortgagee the interest on the principal amount of the mortgage as provided herein provided for, at the option of the mortgagee.

AND IT IS AGREED that the mortgagee shall receive the interest on the principal amount of the mortgage as provided herein provided for, at the option of the mortgagee.

PROVIDED ALWAYS, nevertheless, and it is the true intent and meaning of the parties to this mortgage, that the mortgagor, do and shall well and truly pay or cause to be paid unto the said mortgagee the debt or sum of money herein expressed, with interest thereon, if any be due, according to the true intent and meaning of said note, then this deed of bargain and sale shall cease, determine, and be utterly null and void, otherwise to remain in full force and virtue.