DONNIE S. TANKERSLEY

800K 1274 PAGE 511

ORIGINAL—RECORDING DUPLICATE—OFFICE COPY TRIPLICATE-CUSTOMER

REAL ESTATE MORTGAGE (Prepare in Triplicate)

STATE OF SOUTH CAROLINA COUNTY OF

First Payment Due Date Final Payment Due Date Date of Note No. of Monthly Payments 5-28-73 4-28-76 4-13-73 Auto Insurance ceident and Health Ins. Premlum 76.00 4.12 Credit Life Ins. Premium Cash Advance (Total) Initial Charge <u>None</u> 82.08 82.08 108.57

MORTGAGORS

(Names and Addresses)

Stella Mae T. Freeman J. L. Freeman 134 Pleasant Drive Mauldin, SC 29662

MORTGAGEE COMMERCIAL CREDIT PLAN INCORPORATED

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

"" (A. 12) 33

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging or

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, 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 bear 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 mortgagor shall fail to procure and maintain (either or both) said insurance as aforesaid, the whole debt secured here's mortgagee, become immediately due and payable, or maintained such insurance as above percured

Mortgagor does hereby covenant ni against said real estat or that may become a

in case of insurance. And if at any time



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and profits of the above ---avra nereby assigns the rents er successors or Assigns and agree that any Judge of the Circuit Court of said St. outerwise, appoint a receiver, with authority to take possession of said premises and collect said rents ar plying 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 in case of default in any of the payments of interest or principal as herein provided for, the whole amount of the debt secured by this mortgage shall become due and payable at once at the option

AND IT IS AGREED by and between the parties that in the case of foreclosure of this mortgage, by suit or otherwise, the mortgagee shall recover of the mortgagor a reasonable sum as attorney's fee, (of not less than 15% of the amount involved) which shall be accured by this mortgage, and shall be

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

CCC 1575-B-South Carolina

Printed In U.S.A.