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REAL ESTATE MORTGAGE

ORIGINAL—RECORDING
DUPLICATE—OFFICE COPY
TRIPLICATE—CUSTOMER

STATE OF SOUTH CAROLINA, COUNTY OF [illegible]

MORTGAGORS
(Names and Addresses)

Dorothy H. [illegible]
Frank L. [illegible]
[illegible]
Greenville, [illegible]

MORTGAGEE
COMMERCIAL CREDIT PLAN INCORPORATED

[illegible], SOUTH CAROLINA

NOW KNOW ALL MEN, That the said Mortgagors, in consideration of the debt evidenced by the Loan Number and Amount of Note (Loan) above and the sum of Ten Dollars (Ten Dollars) to them in hand paid at and before the sealing 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:

[illegible]

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 themselves and every person whomsoever lawfully claiming or to claim the same or any part thereof.

The Mortgagors covenant that [illegible] this mortgage, against all losses or damage by fire [illegible] the Mortgagee [illegible] 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 Mortgagors shall fail to procure and maintain either or both said insurance as above and 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.

Mortgagors do hereby covenant and agree to pay promptly when due any taxes and assessments that may be levied or assessed against said real estate, and also all judgments or other charges [illegible] that may be [illegible] 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 it is agreed that any part of said debt or interest thereon not paid when due and payable, Mortgagors hereby assigns the rents and profits of the above described premises to the said Mortgagee, its successors and 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, and expense, with all liability to account for not at any time more than the rents and profits actually collected.

AND IT IS AGREED by and between the said parties that in case of default by Mortgagors in any of the payments due as provided in said note or in case of default by Mortgagors in the performance of any of the provisions of this mortgage, the whole amount of the debt secured by this mortgage shall become due and payable at once at the option of the Mortgagee.

AND IT IS AGREED by and between the parties that in case of default in this mortgage, by suit or otherwise, the Mortgagee shall recover of the Mortgagors a reasonable sum as attorney's fee, not not less than 15% of the amount involved, which shall be secured by this mortgage, and shall be included in judgment of foreclosure.

PROVIDED ALWAYS, nevertheless, and it is the true intent and meaning of the parties of these Presents, that when the said Mortgagors, 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 sale shall cease, determine, and be utterly null and void, otherwise to remain in full force and virtue.

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