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imes 42 face 845MORTGAGE OF REAL ESTATE - SQUTH CAROLINA made this 21st day of November 1969 between PLUMER PERKINS and RUBY PERKINS alled the Mortgagor, and BRICK HOMES INC. , bereinafter called the Mortgagee 39 W. 68.2 feet, N. 71-44 W. 50 feet; thence N. 86-52 W. 50 feet to an iron pin, the point of Beginning, excepting, however, from the said des-Notice of the point of beginning of the southerly side of the cribed property two (2) parcels of land fronting on the southerly side of West Hillcrest Drive approximately 1.5 feet in width and 30 feet in length as shown on a plat prepared by the City of Greenville Engineering Department dated May 14, 1955, which parcels were used for the widening and improving of West Hillcrest Drive. Being the same property conveyed to Plumer Perkins by deed from Aubrey C. Shive's, dated May 27, 1958, and recorded in Book 617, page 226 in the R.M.C. office for Greenville County, South Carolina. The Mortgagor corenants that he is lawfally of the premises unit good right and lawful authority to seil, convertor encumber the same, cumberances whatsoever. The Mortgagor further covering to warrant Mortgagor forever, from and against the Mortgagor and all periods.

The Mortgagor covenants and agrees as follows:

1. To pay all sums secured hereby when due. that the descript in fee simple absolute, that he has that the roses are free and clear of all liens and enforceer sight all and singular the premises unto the secretary this claiming the same or any part thereof. s upon the said real estate when due, and to exhibit 2. To pay all taxes, levies and assessments which afe-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 hexaster 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 Morigagee. 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.

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