Cocil F. Arey

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JUN 15 1972

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ORIGINAL—RECORDING DUPLICATE—OFFICE COPY TRIPLICATE—CUSTOMER

STATE MORTGAGE (Prepare in Triplicate)

Greenville STATE OF SOUTH CAROLINA COUNTY OF



No. of Monthly Payments Date of Note nt of Ea rst Paymen Due Date 7-22-72 6-22-<u>75</u> ceident and Health Ins. Premium 123.12 Auto Insurance 162.85 123,12 None MORTGAGEE

MORTGAGOR8

(Names and Addresses)

Bonnie A. Arey 117 Sewanee Avc. (Lot 15, Vanderbilt Circle, Creenville SC White Oaks Subdivision

COMMERCIAL CREDIT PLAN INCORPORATED OF 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 Mortgages 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, Vis:

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, 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 sha! the same rate and in the same manner as the balance of the mortgage debt and the lien of the mortgage shall to procure and maintain (either or both) said ir mortgagee, become immediately due and payable thout regard the whole debt secured or maintained such insurance as above permitted.

Mortgagor does hereby covenant and agree Jy whei arges, lie against said real estate, and also all judgments ild mortgi or that may become a lien thereon, and in default there in case of insurance.

And if at any time any part of sai and profits of the above described prem. Circuit Court of said State, may, at chaand collect said rents and profits, apply cost of expense; without liability to acc

AND IT IS AGREED, by and bety herein provided for, the whole amount of the of the mortgagee.

e levied or assessed i against the same ) as above provided

Mortgagors hereby assigns the rents that any Judge of the n of said premises uid debt, interest,

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, 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 mortgagor, do and shall well and truly pay or cause to be gaid unto the said mortgages 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