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R.M.C.

BOOK 1262 PAGE 407

REAL ESTATE MORTGAGE

(Prepare in Triplicate)

ORIGINAL—RECORDING
DUPLICATE—OFFICE COPY
TRIPLICATE—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
2-4-73	1-4-77	3023-3272	12-21-72	48	86.00	4.18
Auto Insurance	**Accident and Health Ins. Premium**	**Credit Life Ins. Premium**	**Cash Advance (Total)**	**Initial Charge**	**Finance Charge**	**Amount of Note (Loan)**
None	None	165.12	375.40	63.50	889.10	4128.00

MORTGAGORS

(Names and Addresses)

Betty F. Calloway
Harry L. Calloway
123 W. Decatur Ave.
Greenville SC 29609

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:

All that lot of land in the county of Greenville, State of South Carolina, at the northeast corner of the intersection of West Decatur Street and Rutledge Avenue, being known and designated as Lot No. 110 on plat of property of J. P. Rosamond, from a revised plat of Sans Souci Development Company made by Dalton & Neves, Engineers, April 1931 recorded in plat book H pages 185-186 of the RMC Office for Greenville County, S. C. Recorded August 4, 1961 in volume 679 page 264 of the RMC Office for Greenville County, S. C. and is conveyed subject ro restrictions recorded in deed book XXX page 111 and 151 page 155.

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 mai[illegible] and add the expense thereof to the face of the mortgage debt as a part of the principal and the same shall b[illegible] in the same manner as the balance of the mortgage debt and the lien of the mortgage shall b[illegible] said mortgagor shall fail to procure and maintain (either or both) said insur[illegible] of the mortgagee, become immediately due and payable, a[illegible] secured or maintained such insurance as above permitted.

Mortgagor does hereby covenant and agree to pa[illegible] assessed against said real estate, and also all judgments or other charge[illegible] e same or that may become a lien thereon, and in default thereof said mortgagee shall [illegible] provided in case of insurance.

And if at any time any part of said debt, [illegible] ereon, be past [illegible] said, Mortgagors hereby assigns the rents and profits of the above described premises to [illegible] agee, or its a[illegible] agree that any Judge of the Circuit Court of said State, may, at chambers [illegible] ppoint a rece[illegible] ion of said premises and collect said rents and profits, applying the [illegible] thereof (afte[illegible] said debt, interest, cost of expense; without liability to account for [illegible] e than the [illegible]

AND IT IS AGREED, by and between the [illegible] case of de[illegible] principal as herein provided for, the whole amount of the debt secured by this mortga[illegible] at the option of the mortgagee.

AND IT IS AGREED by and between the parties that in the case of foreclosure of this mortgage, by suit or other[illegible] gagee shall recover of the mortgagor a reasonable sum as attorney's fee, (of 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 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 sale shall cease, determine, and be utterly null and void, otherwise to remain in full force and virtue.