

FILED

SEP 10 1973

DOORIE S. TANKERSLEY

## MORTGAGE OF REAL ESTATE --- SOUTH CAROLINA

BOOK 1290 PAGE 257

This Mortgage made this 28th day of August, 1973, between

Lucille &amp; Robert Hugh Brown

called the Mortgagor, and CREDITRIPT of America, Inc., hereinafter called the Mortgagee.

## WITNESSETH

WHEREAS, the Mortgagor in and by his certain promissory note in writing of even date herewith is well and truly indebted to the Mortgagee in the full and just sum of Two thousand seven hundred sixty Dollars (\$ 2760.00), with interest from the date of maturity of said note at the rate set forth therein, due and payable in consecutive installments of \$ 115.00 each, and a final installment of the unpaid balance, the first of said installments being due and payable on the 28 day of September, 19 73, and the other installments being due and payable on

the same day of each month

\_\_\_\_\_ of each week

\_\_\_\_\_ of every other week

the \_\_\_\_\_ and \_\_\_\_\_ day of each month

until the whole of said indebtedness is paid.

NOW THEREFORE, the Mortgagor, in consideration of the said debt and sum of money aforesaid, and for better securing the payment thereof, according to the terms of the said note, and also in consideration of the further sum of \$3.00 to him in hand by the Mortgagee at and before the sealing and delivery of these presents hereby bargains, sells, grants and releases unto the Mortgagee, its successors and assigns, the following described real estate situated in Greenville County, South Carolina:

ALL that certain piece, parcel or lot of land, situate, lying and being in Paris Mountain Township, Greenville County, State of South Carolina, on north side of Sulphur Springs Road and being shown and designated as lot 23 of Highview Acres on a plat thereof recorded in the RMC Office for Greenville County in Plat Book O, at Page 123, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the north side of Sulphur Springs Road, joint corner of Lots 23 and 14.1, and running thence N. 01-35 E. 501.6 feet to an iron pin; thence across the rear line of Lot 23 N. 87-00 E 179.2 feet to an iron pin on the east side of Courtland Drive, thence with Courtland Drive S. 05-30 W. 505.6 feet to an iron pin, intersection of Sulphur Springs Road and Courtland Drive; thence with the north side of Sulphur Springs Road S. 87-00 W. 144.7 feet to an iron pin, the point of beginning.

This conveyance is made subject to protective covenants, easements and rights-of-way of record.

This is the same property conveyed to the grantor herein by deed of Sherwood C. Stroud and Laura E. Stroud dated March 27, 1964 recorded in the RMC Office for Greenville County in Deed Book 745, at page 348.

Together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident or appertaining, or that hereafter may be erected or placed thereon.

TO HAVE AND TO HOLD all and singular the said premises unto the Mortgagor, its successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrances whatsoever. The Mortgagor further covenants to warrant and forever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor covenants and agrees as follows:

1. To pay all sums secured hereby when due.
2. To pay all taxes, levies and assessments which are or become liens upon the said real estate when due, and to exhibit 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 building and improvements now situate or hereafter 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 Mortgagee.

4. In case of breach of covenants numbered 2 or 3 above, the Mortgagee may pay taxes, levies or assessments, contract for insurance and pay the premiums, and cause 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.