

Mortgagee's Address: Commercial Credit Plan, Inc.

P.O. Box 2405, Greenville, SC

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MORTGAGE OF REAL ESTATE—Offices of Leightwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, CLAIR P. ALTENHOFEN and GAZELLE A. ALTENHOFEN

(hereinafter referred to as Mortgagor) is well and truly indebted unto COMMERCIAL CREDIT PLAN, INC.

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

Twenty Five Thousand and no/100 -----Dollars (\$ 25,000.00) due and payable

in one hundred (100) monthly installments of Three Hundred Eighty Eight and 16/100

(\$388.16) Dollars,

with interest thereon from March 14, 1978 at the rate of 14.00 per centum per annum, to be paid inclusive in the monthly installment.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, the Mortgagee's heirs, successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the eastern side of Royce Street in the Town of Greer, designated as Lots 59, 60 and 61 of a subdivision of B. F. Flynn Estate, Plat No. 1, recorded in the RMC Office for Greenville County in Plat Book R, Page 81, and having such metes and bounds as is shown thereon.

This being the same property conveyed to Clair P. Altenhofen by deed of J. B. Hart, and recorded in the RMC Office for Greenville County on January 26, 1970, in Deed Book 883, Page 260.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner: it being the intention of the parties hereto that all fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

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

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

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