

**REAL ESTATE MORTGAGE**  
(Prepare in Triplicate)

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BOOK 1437 PAGE 910  
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STATE OF SOUTH CAROLINA, COUNTY OF Spartanburg

Account Number	Amount Financed
	8428.56

**MORTGAGORS**  
(Names and Addresses)  
Carolyn Schmidt  
Rt. 1 Box 365 B  
Landrum, SC

**MORTGAGEE**  
**COMMERCIAL CREDIT PLAN INCORPORATED**  
441 E. Henry St.  
Spartanburg, SOUTH CAROLINA

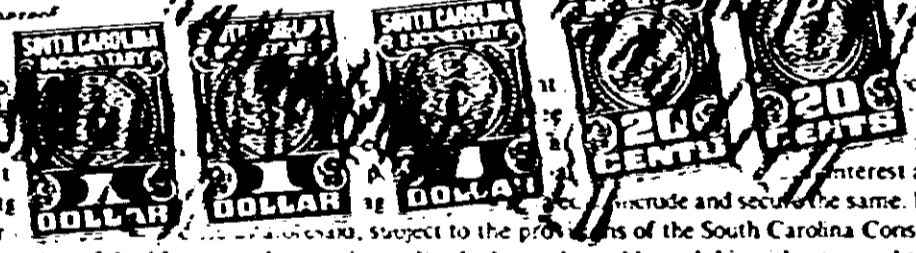
NOW KNOW ALL MEN, That the said Mortgagors, in consideration of the debt referred to by the Account Number and Amount Financed above, and the sum of money advanced thereunder, and for the better securing the payment thereof to the said Mortgagee according to the terms of the note evidencing said debt, 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 piece, parcel, or lot of land in Glassy Mountain Township, County of Greenville, State of South Carolina, being known and designated as Lot No. 33b of Tryon Development Company Property, known as Lake Lanier Development recorded in Plat Book G, page 1b4, R.M/C. Office for Greenville County.  
This being the identical property conveyed to Carolyn Schmidt by deed of Ben Wolfe recorded in Deed Book 784, page 242 and Deed Book 792, page 3, R.M.C. Office for Greenville County.

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 the said Premises unto the said Mortgagee, its successors and assigns, from and against their heirs, executors, administrators and all other persons whomsoever lawfully claiming or to claim the same or any part thereof

The Mortgagee shall procure and maintain fire and theft insurance on the said Premises sufficient to cover this mortgage, against all loss or damage by fire, theft or other cause hereafter existing upon said real estate, and to assign such insurance proceeds to the Mortgagee to be used to pay the principal and interest on the mortgage and the expense thereof to the Mortgagee. The Mortgagee shall also procure and maintain such insurance and add the expense thereof to the balance of the mortgage. The Mortgagee shall also procure and maintain such insurance and add the expense thereof to the balance of the mortgage. The Mortgagee shall also procure and maintain such insurance and add the expense thereof to the balance of the mortgage. In case said Mortgagors shall fail to procure and maintain such insurance as above permitted, the whole debt secured hereby shall, at the option of the Mortgagee, become immediately due and payable, and this without regard to whether or not said Mortgagee shall have procured or maintained such insurance as above permitted



Mortgagor does hereby covenant and agree to pay promptly when due all taxes and assessments that may be levied or assessed against said real estate, and also all judgments or other charges, liens or encumbrances that may be recovered against the same or that may become a lien thereon, and in default thereof said Mortgagee shall have the same rights and options as above provided in case of insurance.

And if at any time any part of said debt, or interest thereon, be past due and unpaid, Mortgagors hereby assigns the rents and profits of the above described premises to the said Mortgagee, or its successors or assigns and agree that any Judge of the Circuit Court of said State, may, at chambers or otherwise, appoint a receiver, with authority to take possession of said premises and collect said rents and profits, applying the net proceeds thereof (after paying costs of collection) upon said debt, interest, cost of expense, without liability to account for anything more than the rents and profits actually collected

AND IT IS AGREED, by and between the said parties that subject to the provisions of the South Carolina Consumer Protection Code, in case of default by Mortgagors in any of the payments due as provided in said note or in case of default by Mortgagors in the performance of any of the provisions of this mortgage, the whole amount of the debt secured by this mortgage shall become due and payable at once at the option of the Mortgagee.

AND IT IS AGREED by and between the parties that in case of foreclosure of this mortgage, by suit or otherwise, the Mortgagee shall recover of the Mortgagor a reasonable sum as attorney's fee, not to exceed 15% of the unpaid debt after default and referral to an attorney not a salaried employee of Mortgagee, 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

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