



1508 and 891

MORTGAGE OF REAL ESTATE --- SOUTH CAROLINA

This Mortgage made this 21th day of July, 1980, between
Torry Eller (an unmarried man)
called Mortgagor, and
Credithrift 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 four thousand seven hundred and seventy dollars & 00/100 Dollars (\$4,770.00),
with interest from the date of maturity of said note at the rate set forth therein, due and payable in consecutive
installments of \$ 110.00 each, and a final installment of the unpaid balance, the first of said installments
being due and payable on the 29th day of August, 1980, and the other
installments being due and payable on

- [X] 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.

If not contrary to law, this mortgage shall also secure the payment of renewals and renewal notes hereof together
with all Extensions thereof, and this mortgage shall in addition secure any future advances by the mortgagor to the mort-
gagor as evidenced from time to time by a promissory note or notes.

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 parcel or lot of land situate, lying and being in the State of South Caro-
lina, County of Greenville, Oneal Township, about five miles north of Greer, near Washing-
ton Baptist Church, being shown as containing 0.92 acres on a plat of property prepared for
Torry and Elizabeth D. Eller by Wolfe and Huskey, Inc., Surveyors, dated October 21, 1976,
recorded in Plat Book 4-0 at page 361, and having such metes and bounds as is thereby
shown. RESERVING, HOWEVER, to the grantor, Miles Crain, his heirs and assigns, an ease-
ment and right of way for ingress and egress over the paved drive along the west boundary
line of said property, as shown on the above mentioned plat.

This being the same property conveyed from Miles Crain unto Torry Eller and Elizabeth D.
Eller, by deed recorded in the R.M.C. Office for Greenville in Deed Volume 1049 at page
927, said deed being recorded on January 21, 1977.

This being the same property conveyed to Torry Eller by deed of Elizabeth D. Eller dated
May 19, 1978 and recorded June 9, 1978 in Deed Book 1080 at page 811.

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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 created 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 re-
quire, 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

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