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MORTGAGE REAL ESTATE TO SECURE NOTE WITH INSURANCE TAX AND ATTORNEY'S FEES CLAUSES

The State of South Carolina
COUNTY OF GREENVILLE

FILED
DEC 14 1968



Mrs. Ollie Farmsworth
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS I/We the said Ruth Freeman
in and by my (our) certain promissory note bearing date the 24th day of November A. D. 19 60 stand
firmly held and bound unto the said Cadillac Homes Inc., of Orangeburg, S. C., or order, in the sum of Five Thousand two
hundred seventy-five & 20/100 Dollars, payable in 84 Successive monthly installments, each of Sixty two
and 80/100 Dollars, except the final installment, which shall be the balance then due, the first payment commencing
on the first day of February 19 61, and on the first day of each month thereafter until
paid, as in and by the said note and condition thereof, reference being thereunto had, will more fully appear.

NOW, KNOW ALL MEN, That I/We the said Ruth Freeman
for and in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said
Cadillac Homes Inc., of Orangeburg, S. C., according to the terms of the said note and also in consideration of the further sum of
THREE DOLLARS to me/us the said Ruth Freeman in hand well and truly paid by the said

Cadillac Homes Inc., of Orangeburg, S. C., at and before the sealing and delivery 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 Cadillac Homes Inc., of Orangeburg, S. C., its successors and assigns

All that certain piece, parcel or lot of land together with all improvements thereon, situate, lying and being---

ALL that certain piece, parcel, or lot of land in Austin Township, Greenville County, South Carolina, in the Laurel Creek Section, having the following metes and bounds:

BEGINNING at a point on the line of property now or formerly Mary Montgomery, which point is N 75-15 E 150 feet from an iron pin in the Conestee Road (now known as Ridge Road), the said iron pin being the beginning point used in the description of the property conveyed by Vantreas Franklin, et al. to Ruth Freeman found in deed recorded in Vol. 411, page 345, and running thence from the point along the Montgomery line N 75-15 E 75 feet to a point; thence S 24-45 E 100 feet to a point; thence S 75-15 W 75 feet to a point; thence N 24-45 W 100 feet to the beginning point.

The major portion of the lot herein described is a portion of the property conveyed to Ruth Freeman as shown by deed recorded in Vol. 411, page 345.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anyway incident or appertaining.

TO HAVE AND TO HOLD all and singular, the said Premises unto the said Cadillac Homes Inc., of Orangeburg, S. C., its successors, Heirs and Assigns forever.

AND I do hereby bind Myself, my Heirs, Executors and Administrators, to warrant and forever defend all and singular the said Premises unto the said Cadillac Homes Inc., of Orangeburg, S. C., its successors, Heirs and Assigns, from and against myself, my Heirs, Executors, Administrators and Assigns and all persons whomsoever lawfully claiming, or to claim the same, or any part thereof.

AND it is agreed by and between the said parties that in case of default in any of the payments of interest or principal as herein provided for, the whole amount of the debt secured by this mortgage shall become due and payable at once.

AND IT IS FURTHER AGREED, by and between the said parties, that the said Ruth Freeman her Heirs, Executors or Administrators, shall and will insure the house and buildings on said lot, and keep the same insured from loss or damage by fire, and assign the Policy of insurance to the said Cadillac Homes Inc., of Orangeburg, S. C., and in case that I or they shall, at any time, neglect or fail so to do, then the said Cadillac Homes Inc., of Orangeburg, S. C., may cause the same to be insured in their name, and reimburse themselves for the premium and expenses of such insurance, together with interest on the amount so paid, at the rate of Six (6%) per cent, per annum, from the date of such payment, under this Mortgage.

AND IT IS FURTHER AGREED AND COVENANTED, by and between the said parties, that until the debt thereby secured be paid, the said Mortgagor her Heirs, Executors, Administrators or Assigns, shall and will pay all taxes on the property hereby mortgaged, when due and payable, and in case said mortgagor(s) shall fail to do so, the said Mortgagee, its Executors, Administrators or Assigns, may pay said taxes, together with any costs or penalties incurred thereon, or any part thereof, and reimburse itself for the same, together with interest on the amount so paid, at the rate of Six (6%) per cent, per annum, from the date of such payment, under this Mortgage.

PROVIDED ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these Presents, that if I/We the said Ruth Freeman do and shall well and truly pay, or cause to be paid, unto the said Cadillac Homes Inc., of Orangeburg, S. C., the said debt or sum of money aforesaid, with the interest thereon, if any shall be due, according to the true intent and meaning of the said note and all sums of money provided to be paid by the Mortgagor

Her Heirs, Executors, Administrators or Assigns, together with the interest thereon, if any shall be due, under the covenants of this Mortgage, then this Deed of Bargain and Sale shall cease, determine, and be utterly null and void; otherwise it shall remain in full force and virtue.

AND IT IS AGREED, by and between the said parties, that Ruth Freeman, her Heirs and assigns are to hold and enjoy the said Premises until default of payment shall be made.

This Mortgage Assigned to R. E. M. Boyd 8/27/71
on 7/12 that Commercial Investment Corporation
in Vol 529 Page 540
Assignment recorded
in Vol 529 Page 540
397
May 1968
Vol 1095

For satisfaction to this mortgage see Satisfaction Book 1 Page 137.

SATISFIED AND CANCELLED OF RECORD
DAY OF July 19 71
Ollie Farmsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 9:56 O'CLOCK A. M. NO. 1086