## RECORDING FEE PAIDS 2.00

## REAL ESTATE MORTGAGE

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ORIGINAL—RECORDING
OUPLICATE—OFFICE COPY
TRIPLICATE—CUSTOMER

STATE OF SOUTH CAROLINA COUNTY OF Greenille

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First Payment Due Date	Final Payment Due	Loan Number	Date of Note	No. of Monthly Payments	Amount of Each Payment	Filing, Recording and Releasing Fees
	3.25.75	3892	3-12-70	60	63,00	3,52
Auto Insurance	Apeldent and Health	Credit Life Ins.	Cash Advance (Total)	Initial Charge	Finance Charge	Amount of Note (Loan)
None	Int. Premium	189.00	2700.02	134.98	945,00	3780.00

MORTGAGORS

(Names and Addresses)

MORTGAGEE
COMMERCIAL CREDIT PLAN

T. C. Crosts
Utella K. Crooks
10h Nix Circle
Greenville, S. C.

SOUTH CAROLINA

NOW KNOW ALL MEN, That the said Mortgagors in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mortgagoe according to the terms of said note, 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, soid and released and by these Presents do grant, bargain, sell and release unto the said Mortgagee the following described Real Estate, Viz:

## " BEE SCHEDULE A ATTACHED "

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 blid their Heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said mortgagee, its successors and Assigns, from and against their Heirs, Executors, Administrators and Assigns and every person whomseever lawfully claiming or to claim the same or any part thereof.

The mortgage does hereby covenant and agree to procure and maintain insurance in the amount sufficient to cover this mortgage, against all loss or damage by fire, in some insurance company acceptable to the mortgage herein, upon all buildings now or hereafter existing upon said real estate, and to assign such insurance to the mortgage as additional security, and in default thereof said mortgage may procure and maintain such insurance and add the expense thereof to the face of the mortgage debt as a part of the principal and the same shall bear interest at the same rate and in the same manner as the balance of the mortgage debt and the lien of the mortgage shall be extended the same and in the same. In case said mortgage shall fail to procure and maintain (either or both) said

, the whole debt secured hereby shall, at the option of the egard to whole or not said mortgages shall have procured

I assessments that may be levied or assessed

es that may be recovered against the same ; same rights and options as above provided

or maintained such insurance as above pu Mortgagor does hereby covenant and as against said real cetate, and also all judgm or that may become a lien thereon, and in d in case of insurance.

mortgagee, become immediately due and

in case of insurance.

And if at any time any part of said dentand profits of the above described premises

Climit Court of said State, may at chamber

And if at any time any part of said dra and profits of the above described premises Circuit Court of said State, may, at chamber and collect said rents and profits, applying it cost of expense; without liability to account fo paid, Mortgagors hereby assigns the rents above or Assigns and agree that any Judge of the elver, with authority to take poasession of said premises paying costs of collection) upon said debt, interest, and profits actually collected,

AND IT IS AGREED, by and between the defendance of the payments of interest or principal as herein provided for, the whole amount of the defendance of the mortgage shall become due and payable at once at the option of the mortgages.

AND IT IS AGREED by and between the parties that in the case of foreclosure of this mortgage, by suit or otherwise, the mortgages shall recover of the mortgager a reasonable sum as attorney's fee, which shall be secured by this mortgage, and shall be included in judgment of foreclosure.

PROVIDED A.WAYS, nevertheless, and it is the true intent and meaning of the parties of these Presents, that when the said mortgage, do and shall well and truly pay or cause to be paid unto the said mortgages 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 saie shall cease, determine, and be utbrily null and void, otherwise to remain in full force and virtue.