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DONNER WHEREAS I/(we) Mildred H. Fields (Referralso styled the mortgagor) in and by my (our) cert	ain Consumer Credit Contract bearing even date herew	်ပြု ကြွ	ပ္ပ
stand firmly held and bound unto Trico Home Improve	the state of the s	Ň	•

s 6081.60 84 equal installments of \$ 72.40 each, commencing on the

19:78 and falling due on the same of each subsequent month, as August day of in and by the said Consumer Credit Contract and conditions thereof, reference thereunto had will more fully appear.

NOW, KNOW ALL MEN, that the mortgagor(s) in considerations of the said debt, and for the better securing the payment thereof, according to the conditions of the said Consumer Credit Contract; which with all its provisions is hereby made a part hereof; and also in consideration of Three Bollars to the said mortgagor in hand well and truly paid, by the said mortgagee. 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 the said mortgagee, its (his) heirs, successor. and assigns forever, the following described real estate:

All that lot of land, with the building and improvements thereon, situate on the Southwest side of Mayo Drive, near the City of Greenville, in Greenville County, South Carolina being shown as lot no. 174 on plat of Paramount Park, made by Piedmont Engineering Service, July 1949, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book W, at page 51, and having according to said plat, the following metes and bounds, to-wit: BEGINNING at an iron pin on the Southwest side of Nayo Drive at joint front corner of lot no. 173 and 174 and running thence along the line of lot 173, S. 64-00 W. o 150 ft. to an iron pin in the center of a 10 foot strip reserved for utilities; thence 5 along the center of said reserved strip of land, N. 26-0 W. 80 feet to an iron pin; thence along the line of lot 175, N. 64-00 E. 150 feet to an iron pin on the Southwest side of Mayo Drive; thence along Mayo Drive, S. 26-00 E. 80 feet to the beginning corner.

This being the same premises conveyed to the grantor herein by deed from dated 6-8-22 and recorded in Deed Book 1058

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise igeident or appertaining.

TO HAVE AND TO HOLD, all and singular the said Premises unto the said mortgagee, its (his) successors, heirs and assigns

AND I (we) do hereby bind my (our) self and my (our) heirs, executors and administrators, to procure or execute any further necessary assurances of title to the said premises, the title to which is unencumbered, and also to warrant and forever defend all and singular the said Premises unto the said mortgages its (his) heirs, successors and assigns, from and against all persons lawfully claiming, or to claim the same or any part thereof.

AND IT IS AGREED, by and between the parties hereto, that the said mortgagor(s) his (their) heirs, executors, or administrators, shall keep the buildings on said premises, insured against loss or damage by fire, for the benefit of the said mortgagee, for an amount rot less than the unpaid balance on the said contract in such company as shall be approved by the said mortgagee, and in default thereof, the said mortgagee, its this heirs, successors or assigns, may effect such insurance and reimburse themselves under this mortgage for the expense thereof, with a **INANCE CHARGE** thereon, from the date of its payment. And it is further agreed that the said mortgagee its this; heirs, successors or assigns shall be entitled to receive from the insurance moneys to be paid, a sum equal to the amount of the debt secured by this mortgage.

AND IT IS AGREED, by and between the said parties, that if the said mortgagor(s), his (their) heirs, executors, administrators or assigns, shall fail to pay all taxes and assessments upon the said premises when the same shall first become payable, then the said mortgagee, its this; heirs, successors or assigns, may cause the same to be paid, together with all penalties and costs incurred thereon, and reimburse themselves under this mertgage for the sums so paid, with a FINANCE CHARGE thereon, from the dates of such payments.

AND IT IS AGREED, by and between the said parties, that upon any default being made in the payment of the said contract, when the same shall become payable, or in any other of the provisions of this mortgage, that then the entire amount of the debt secured, or intended to be secured hereby, shall forthwith become due, at the option of the said mortgagee, its (his) heirs, successors or assigns, although the period for the payment of the said debt may not then have expired.

AND IT IS FURTHER AGREED, by and between the said parties, that should legal proceedings be instituted for the foreclosure of this mortgage, or for any purpose involving this mortgage, or should the debt hereby secured be placed in the hands of an attorney at last for collection, by suit or otherwise, that all costs and expenses inturred by the mortgagee, its (his) heirs, successors or assigns, including a reasonable counsel fee (of not less than ten per cent of the amount involved) shall thereupon become due and payable as a part of the debt secured hereby, and may be recovered and collected hereunder.

PROVIDED, ALWAYS, and it is the true intent and meaning of the parties to these Presents, that when the said mortgagor, his (their) heirs, executors or administrators shall pay, or cause to be paid unto the said mortgagee, its (his) heirs, successors or assigns, the said debt, with the interest thereon, if any shall be due, and also all sums of money paid by the said mortgagee, his (their) heirs, successors, or assigns according to the conditions and agreements of the said contract, and of this mortgage and shall perform all the obligations according to the true intent and meaning of the said contract and mortgage, then this Deed of Bargain and Sale shall cease, determine and be void, otherwise it shall remain in full force and virtue.

AND IT IS LASTLY AGREED, by and between the said parties, that the said mortgagor may hold and enjoy the said premises until default of payment shall be made.

WITNESS my (our) Hand and Seal, this7	day ofJune	19 78
Signed, sealed and delivered in the presence of	Mildel H. 7"	lale (LS)
WITNESS MINES Solo		(LS.)

WITNESS Chin Goallie

HMC-40E-S.C.(4-77)

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