REAL ESTATE MORTGAGE

JAN 16 '79

ORIGINAL—RECORDING
DUPLICATE—OFFICE COPY
TRIPLICATE—CUSTOMER

STATE OF SOUTH CAROLINA, COUNTY OF GREENVILLE

$35,000.00

MORTGAGORS
(Names and Addresses)

Harry O. Yearick
Rt. 1, Roper Mountain Rd.
Simpsonville, S.C. 29681

MORTGAGEE
COMMERCIAL CREDIT PLAN INCORPORATED

Greer Plaza Shp. Center, Hwy. 29

Greer, SOUTH CAROLINA

NOW KNOW ALL MEN, That the said Mortgagor [illegible] the Account Number and Total of Payments above, and the sum of money advanced thereunder, and for the better security 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 sealing 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, to-wit:

SEE ATTACHED SCHEDULE A

[illegible]

TO HAVE AND TO HOLD all and singular the said premises unto the said Mortgagee, its successors and assigns, forever. And they do hereby bind 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 the said Mortgagors and all persons whomsoever lawfully claiming or to claim the same or any part thereof.

The Mortgagors covenant that [illegible] against all loss or damage by fire or other casualties [illegible] said real estate, and to assign such insurance to the Mortgagee as additional security, and in default thereof said Mortgagee may procure and maintain such insurance and add the expense thereof to the face of the mortgage debt [illegible] at the same rate and in the same manner as the balance of the mortgage debt, and the lien of the mortgage shall include the same. In case said Mortgagee shall have procured and maintained insurance as above provided, the whole debt secured hereby shall at all times be a lien on said premises, and said Mortgagee shall have the right to collect the insurance money [illegible] the whole debt secured hereby, at all the rights of the Mortgagee [illegible] provided in the note and in these Presents.

Mortgagor does hereby covenant and agree [illegible] taxes and assessments that may be levied or assessed against said real estate, and also all judgments or other liens [illegible] which may become a lien thereon, and in default thereof said Mortgagee shall have the same rights and powers as in the case of default in payment of principal.

And [illegible] the above described premises to the said Mortgagee [illegible] said State, may at the option of the Mortgagee, upon default [illegible] and profits of the above described premises to the said Mortgagee [illegible] proceeds thereof after paying costs of collection and attorney's fees [illegible] and profits actually collected.

AND IT IS AGREED [illegible] the said Mortgagee [illegible] the said premises [illegible] Mortgagee [illegible] the said Mortgagee.

AND IT IS AGREED [illegible] the said Mortgagee [illegible] the said Mortgagee [illegible] employee of the Mortgagee [illegible] said Mortgagee [illegible] said Mortgagee.

PROVIDED ALWAYS, nevertheless, and it is the true intent and meaning of the parties to these Presents, that when the said Mortgagors, their heirs and assigns, shall well and truly pay or cause to be paid unto said Mortgagee the debt or sum of money aforesaid, with interest thereon, if any, to be due, according to the true intent and meaning of said debt, then this deed of bargain and sale, and all rights and powers herein granted, shall cease, determine and be void, otherwise to remain in full force and virtue.

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