

This Mortgage

made this 2nd day of July, 1981, between

Donald F. Masters and Judy L. Masters (His wife as joint tenants)

called the Mortgagor, and Creditors of America, Inc., hereinafter called the Mortgagee.

WITNESSETH

principal amount of loan is \$7679.73

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 Thirteen Thousand Five Hundred Fifty Seven and 60/100 dollars (\$ 13,557.60), with interest from the date of maturity of said note at the rate set forth therein, due and payable in consecutive installments of \$ 161.40 each, and a final installment of the unpaid balance, the first of said installments being due and payable on the 9th day of August, 1981, and the other installments being due and payable on

- 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 Mortgagee to the Mortgagor 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 piece, parcel or lot of land with all improvements thereon or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the eastern side of Bransfield Road, being known and designated as lot No. 460, as shown on a Plat of Del Norte Estates Section V made by Piedmont Engineers and Architects dated May 23, 1972 and recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 4 R at Page 17 and having according to said plat the following metes and bounds to wit:

Beginning at an iron pin on the eastern side of Bransfield Road at the joint front corner of lots Nos. 460 and 461 and running thence with the line of lot No. 461 S.76-30 W 109.6 feet to an iron pin the joint corners of Lots 461 and 462; thence with the line of Lot No. 462 S 84-02 W 60 feet to an iron pin in the line of Lot No. 462 at the joint rear corner of Lots Nos. 442 and 460; thence with line of Lot 442 S 5-58E 95 feet to an iron pin in the line of Lot No. 443 at the joint rear corner of Lots Nos. 460 and 459; thence with the line of Lot 459 N 70-01 E 152.85 feet to an iron pin on the eastern side of Bransfield Road at the joint front corner of Lots Nos. 459 and 460; thence with the eastern side of Bransfield Road the following courses and distances: N 20-45 W 65 Feet to an iron pin; N 12-08 W 35 feet to the point of beginning.

This is the identical property conveyed to the Mortgagors by Deed of Venna G Howard dated March 28, 1973 and recorded in the RMC office for Greenville County in Deed Book _____ together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, or in any wise incident or appertaining, or that hereafter may be erected 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 require, 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 for the same. Any amount or amounts so paid out shall become a part of the debt secured hereby, shall become immediately due and payable and shall bear interest at the highest legal rate from the date paid.

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