

MORTGAGE OF REAL ESTATE - SOUTH CAROLINA

This Mortgage made this 21st day of August, 1981, between June S. Smarr

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called the Mortgagor, and Credithrift of America, Inc. DONN... ANKERSLEY R.M.C. hereinafter called the Mortgagee.

WITNESSETH Principal Amount of Loan is \$6,429.47

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 Nine Thousand, Eight Hundred, Forty Three and 73/100 Dollars (\$9,843.73), with interest from the date of maturity of said note at the rate set forth therein, due and payable in consecutive installments of \$1 @ 167.73, 59 @ 164.00 each, and a final installment of the unpaid balance, the first of said installments being due and payable on the 27th day of September, 1981, and the other installments being due and payable on

- [X] 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 situate, lying and being in the State of South Carolina, County of Greenville, Chick Springs Township, being known and designated as Lot No. 101 of a subdivision known as Orchard Acres, Section Two, as shown on a plat of a portion of said subdivision prepared by J. Mac Richardson, Surveyor, March, 1960, and recorded in the R.M.C. office for Greenville County in Plat Book QQ, at page 6, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern edge of Ridge Spring Street, joint front corner of Lots 100 and 101, and running thence along the southern edge of Ridge Spring Street, N. 85 - 36 E. 90 feet to an iron pin at the corner of Lot 102; thence along the line of that lot, S. 4 - 24 E. 175 feet to an iron pin on the rear line of Lot 121; thence along the rear lines of Lots 21 and 122, S. 85 - 36 W. 90 feet to an iron pin at the rear corner of Lot 100; thence along the line of that lot, N. 4 - 24 W. 175 feet to the beginning corner.

This is the identical property commonly referred to as 106 Ridge Springs Drive, Taylors, County of Greenville, State of South Carolina.

This is the identical property conveyed to the mortgagor by deed of Billy Joe Smarr dated July 20, 1981 and recorded in the R.M.C. Office for Greenville County, State of South Carolina in Deed Book 1153 at Page 842 on August 20, 1981.

Together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise 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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