

FILED
GREENVILLE S.C.
JUL 25 10 53 AM '83
DONNIL S. TAYLOR
R.M.C. REAL ESTATE MORTGAGE

LENDER - MORTGAGEE

FORD MOTOR CREDIT COMPANY

211 Century Dr., Suite 100-C, Greenville, S.C. 29607

BORROWER(S) - MORTGAGOR(S)

Harry Peden and Louise D. Peden

131 Shade Crest Dr., Mauldin, S.C. 29662

STATE OF SOUTH CAROLINA,)
County of Greenville)



TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, the undersigned Mortgagor(s) hereinafter referred to as "Mortgagor" in and by that certain Promissory Note, bearing Loan Date 7-19-83 stand firmly held and bound unto Ford Motor Credit Company hereinafter sometimes referred to as "Mortgagee," in the penal sum of Forty-Three Thousand Eight Hundred and no/100-DOLLARS, conditioned for the payment of the full and just sum of Seventeen Thousand Seven Hundred Seventy-Five and 43/100 DOLLARS as in and by the said Promissory Note and condition thereof, reference being thereunto had, will more full appear.

NOW, KNOW ALL MEN, THAT said Mortgagor Harry Peden & Louise D. Peden in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mortgagee, according to the condition of the said Promissory Note, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Mortgagee.

FORD MOTOR CREDIT COMPANY,
ITS SUCCESSORS AND ASSIGNS:

B.P.
All that piece, parcel or lot of land situate, lying and being in the Town of Mauldin, Greenville County, South Carolina, on the northwestern side of Hillsborough, Section 1, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book WW page 56 and having, according to said plat, the following metes and bounds:
BEGINNING at a point on the northwestern edge of Shadecrest Drive at the joint front corner of lots 5 and 6 and running thence along a line of lot 6 N. 45-30 W. 140.0 feet to a point; thence N. 44-30 E. 115.0 feet to a point; thence along a line of lot 4 S. 45-30 E. 140.0 feet to a point; thence along the northwestern edge of Shadecrest Drive S. 44-30 W. 115.0 feet to the beginning corner, and being the same property conveyed to Robert W. Keeney and Julia M. Keeney by a deed from Paul T. Counts and Bessie G. Counts dated July 28, 1977 and recorded in the RMC office for Greenville County, South Carolina, on July 28, 1977, in Deed Book 1061 at Page 383; being the property conveyed to the mortgagors by deed of Robert W. Keeney, et.al. dated 8-30-77 and recorded in Book 1063 at page 739.
The above property is also known as 131 Shade Crest Dr., Mauldin, S.C.

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 said premises unto the said Mortgagee, its successors and assigns forever. And the Mortgagor does hereby bind his 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 his heirs, executors, administrators and assigns, and all other persons whomsoever lawfully claiming or to claim the same or any part thereof.

AND IT IS AGREED, by and between the said parties, that the said Mortgagor, his heirs, executors or administrators, shall and will forthwith insure the house and building on said lot, and keep the same insured from loss or damage by fire in at least such sums as the Mortgagee shall from time to time require and assign the policy of insurance to the said Mortgagee, its successors or assigns. And in case the Mortgagor at any time neglects or fails so to do, then the said Mortgagee, its successors or assigns, may cause the same to be insured in its own name, and reimburse itself for the premium and expenses of such insurance under the mortgage.

AND IT IS AGREED, by and between the said parties in case of default in any of the payments of interest or principal as herein provided for, or in the said Promissory Note for which this instrument is evidence of security, the whole amount of the debt secured by this mortgage shall at the option of the said Mortgagee become immediately due and payable

AND IT IS FURTHER AGREED, that said Mortgagor, his heirs and assigns, shall pay promptly all taxes assessed and chargeable against said property, and in default thereof, that the holder of this mortgage may pay the same, whereupon the entire debt secured by this mortgage shall immediately become due and payable, if the Mortgagee shall so elect.

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