



MORTGAGE OF REAL ESTATE ... SOUTH CAROLINA

BOOK 1493 PAGE 757
BOOK 79 PAGE 1637

This Mortgage made this 7th day of January, 1980, between William E. & Flora Justice called the Mortgagor, and Creditthrift of America, Inc. hereinafter called the Mortgagee.

WITNESSETH

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 Ten thousand one hundred fifty-two & 12/100ths Dollars (\$10,152.12), with interest from the date of maturity of said note at the rate set forth therein, due and payable in consecutive installments of \$232.02 each, and a final installment of the unpaid balance, the first of said installments being due and payable on the 11th day of February, 1980, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of Golden Grove Circle at the joint front corner of Lots 4 and 6 and running thence along the common line of said lots, N 12-41 E 210 feet to an iron pin; thence N 77-19 W 120 feet to an iron pin; thence with the common line of Lots 6 and 7 S 12-41 W 210 feet to an iron pin at the joint front corners of lots 6 and 7 on the Northern side of Golden Grove Circle; thence with said Golden Grove Circle S 77-19 E 120 feet to the point of beginning.

This is the same property conveyed to the Grantor herein by deed recorded in the R.C. Office for Greenville County in Deed Book 901, at Page 17. Private Clause: Golden Grove Properties, Inc. Aug. 29, 1974.

GREENVILLE S.C. 29201
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STATE OF SOUTH CAROLINA
COUNTY OF Greenville

The last of the said debt has been paid in full and the lien of the said mortgage has been satisfied this 16th day of Feb. 1980. Creditthrift of America, Inc. of Mauldin S.C.

Together with all and singular the rights, members, dependencies and appurtenances to the said premises belonging or in anywise incident or appertaining, as that hereafter may be created or placed thereon.

TO HAVE AND TO HOLD all and singular the said premises unto the Mortgagee, 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 Mortgagee 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.

MAR 15 1983
GREENVILLE S.C. S.C. OFFICE
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DORIS STANLEY
REC'D