

REAL ESTATE MORTGAGE
(Prepare in Triplicate)

STATE OF SOUTH CAROLINA, COUNTY OF

Account Number	Amount Financed
03867387	\$15,000.00

BOOK 1570 PAGE 213

ORIGINAL-RECORDING
DUPLICATE-OFFICE COPY
TRIPPLICATE-CUSTOMER

BOOK 81 PAGE 624

FILED
CO. S. C.
MAY 17 3 05 PM '82
DONNELL TANKERSLEY
R.M.C.

MORTGAGORS

(Names and Addresses)

James N. Richardson
Cherry K. Richardson
304 Ladbroke Road
Greenville, S.C. 29615

MORTGAGEE

COMMERCIAL CREDIT CORPORATION

607 North Main Street

Greenville, SOUTH CAROLINA

FILED
JUL 1 1983
Donnell Tankersley
R.M.C.

NOW KNOW ALL MEN, That the said Mortgagors, in consideration of the debt referred to by the Account Number and Amount Financed above, and the sum of money advanced thereunder, and for the better securing the payment thereof 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 (\$3.00) which the said Mortgagors in hand well and truly paid by the said Mortgagee at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, released and confirmed, and by these Presents do grant, bargain, sell and release unto the said Mortgagee the following described Real Estate, viz:

PAYED

Schedule "A"

119

6-28-83
Commercial Credit Corp.
Greenville, S.C.

RECORDING STAMP
JUL 28 1983

C.E. Skelton
WITNESS

R.H. Reyer
BRANCH MANAGER

WITNESS

being the same property conveyed by _____ to _____

TOGETHER with all and singular the Rights, Members, Heirs, Tenants and Appurtenances to the said Premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the Premises before mentioned 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 their heirs, executors, administrators and assigns and every person whomsoever lawfully claiming or to claim the same or any part thereof.

The Mortgagor does hereby covenant and agree to procure and maintain insurance in the amount sufficient to cover this mortgage, against all loss or damage by fire, in some insurance company acceptable to the Mortgagee herein, upon all buildings now or hereafter existing upon 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 as a part of the principal and the same shall bear interest at the same rate and in the same manner as the balance of the mortgage debt and the term of the mortgage shall be extended to include and secure the same. In case said Mortgagors shall fail to procure and maintain either or both the said insurance as aforesaid, subject to the provisions of the South Carolina Consumer Protection Code, the whole debt secured hereby shall, at the option of the Mortgagee, become immediately due and payable, and this without regard to whether or not said Mortgagee shall have procured or maintained such insurance as above permitted.

Mortgagor does hereby covenant and agree to pay promptly when due all taxes and assessments that may be levied or assessed against said real estate, and also all judgments or other charges, liens or encumbrances that may be recovered against the same or that may become a lien thereon, and in default thereof said Mortgagee shall have the same rights and options as above provided in case of insurance.

And if at any time any part of said debt, or interest thereon, be past due and unpaid, Mortgagors hereby assigns the rents and profits of the above described premises to the said Mortgagee, or its successors or assigns and agree that any Judge of the Circuit Court of said State, may, at chambers or otherwise, appoint a receiver, with authority to take possession of said premises and collect said rents and profits, applying the net proceeds thereof (after paying costs of

2.0001

JUL 1983 1110

