

JUL 9 1975
LORRIS S. TARKENTLEY
R.M.C.

3561 1343 PAGE 487

MORTGAGE OF REAL ESTATE --- SOUTH CAROLINA

BOOK 47 PAGE 828

This Mortgage made this 3rd day of July, 1975, between
Jimmy E. Ross and Connie Ross

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

WITNESSETH

WHEREAS, the Mortgagor is 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 nineteen thousand three hundred sixty Dollars (\$ 9360.00), with interest from the date of maturity of said note at the rate set forth therein, due and payable in consecutive payments of way, of any, affecting the above described property.

The Grantees are to pay 1972 taxes.

LAW OFFICES OF
BRISSEY & LATHAN, P. A.
639 N. ACADEMY ST.
GREENVILLE, S. C. MAY 23 1977

PAID
MAY 17 1977

CREDITHRIFT of America,
Inc.
GREENVILLE, S.C.

Witness
31871

FILED
GREENVILLE CO. S. C.

together with all and singular the rights, members, hereincovenants and appurtenances to the said premises belonging, or in anywise incident or appertaining, or that hereafter may be created 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.

S. C. 1

4928 (M-2)