

AUG 1978
GREENVILLE

BOOK 61 PAGE 254
1439 885

MORTGAGE OF REAL ESTATE -- SOUTH CAROLINA

This Mortgage made this 26 day of July, 1978, between
Harold Milton Stewart and Marion G. Stewart

called the Mortgagor, and CREDITRIFT 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 Four thousand one hundred ninety-three & 28/100 (\$ 4193.28), with interest from the date of maturity of said note at the rate set forth therein, due and payable in consecutive installments of \$ 116.48 each, and a final installment of the unpaid balance, the first of said installments being due and payable on the 1st day of September, 1978, and the other installments being due and payable on

- on 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.

9:11

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GREENVILLE CO. S.C.
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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 mortgagor to the mortgagor as evidenced from time to time by a promissory note or notes.

Harold Milton Stewart
Mortgagor
Marion G. Stewart
Witness

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, being known and designated as Lot No. 37 Carter's Grove, as shown on plat entitled "CARTER'S GROVE, SECTION NO. 2", prepared by Dalton & Neves Co., Engineers, dated August, 1974, and recorded in the RMC Office for Greenville County, S.C., in Plat Book 4-R, page 100, reference to said plat being hereby craved for a more definite metes and bounds description.

Being the same property conveyed to grantor by deed of DEX SMITH CO., INC. and COLLEGE PROPERTIES, INC., t/a Carter's Grove Associates, a Joint Venture, dated November 30, 1977, recorded in the RMC Office for Greenville County, S.C., in Deed Book 1069 at page 390.

This conveyance is made subject to restrictions and record and easements, rights of way, road ways, setback lines and zoning ordinances, if any, which may affect the property.

The Grantees hereon, hereby assume that certain Mortgage from the Grantors to First Federal Savings & Loan Association, in the original amount of \$49,200.00, bearing date of Nov. 30, 1977, and being recorded in the RMC Office for Greenville County, in Mortgage Book, 1417, at Page 275, which Mortgage has a present balance in the amount of \$49,200.00.

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