

0473

REAL ESTATE MORTGAGE

(Prepare in Triplicate)

STATE OF SOUTH CAROLINA, COUNTY OF GREENVILLE

Account Number	Amount Financed
	\$4725.00

SEP 20 1979 300R 1433 PAGE 811

DONNIE S. TANKERSLEY
R.M.C.
FILED
SEP 14 1979
AM 7 8 9 10 11 12 1 2 3 4 5 6 PM

ORIGINAL - RECORDING
DUPLICATE - OFFICE COPY
TRIPLICATE - CUSTOMER

McDonald & Cox
Attorneys at Law
115 Broadus Avenue
Greenville, South Carolina

MORTGAGORS

(Names and Addresses)

James R. Jones
Shirley S. Jones
104 Hale Drive
Taylors, S.C. 29687

MORTGAGEE

COMMERCIAL CREDIT PLAN INCORPORATED

Greer Plaza Shopping Center, Hwy. 29
Greer, SOUTH CAROLINA

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, to them 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 and released and by these Presents do grant, bargain, sell and release unto the said Mortgagee the following described Real Estate, Viz.:

SEE ATTACHED SCHEDULE A

McDonald & Cox
Attorneys at Law
115 Broadus Avenue
Greenville, South Carolina

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being the same property conveyed by
OCT 2 1980
THE STATE OF SOUTH CAROLINA
The debt secured by the within mortgage has been satisfied
in full and the within mortgage is hereby cancelled and the

TO HAVE AND TO HOLD all and singular the Premises before mentioned unto the said Mortgagee, its successors, assigns forever, and the Mortgagors do hereby bind their heirs, executors and administrators to forever defend 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 who may lawfully claim 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 debts 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 lien 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) 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.

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