

GROSS & GAULT, ATTORNEYS
MORTGAGE OF REAL ESTATE -- SOUTH CAROLINA

vs 1401 PAGE 109

79 1525

This Mortgage made this 1st day of MARCH, 1979, between
DONNIE S. TAKKERSLEY R.M.C.
called the Mortgagor, and COOPERATIVE OF AMERICA, INC., hereinafter called the Mortgatee.

MAR 28 1979

7,8,9,10,11,12,1,2,3,4,5,6

WITNESSETH

WHEREAS, the Mortgagor is and by his certain promissory note in writing of even date herewith is well and truly indebted to the Mortgatee in the full and just sum of FIFTEEN THOUSAND SEVEN HUNDRED EIGHTY-EIGHT Dollars (\$15,788.00), with interest from the date of maturity of said note at the rate set forth therein, due and payable in consecutive installments of \$150.00 each, and a final installment of the unpaid balance, the first of said installments being due and payable on the 1st day of APRIL, 1979, and the other

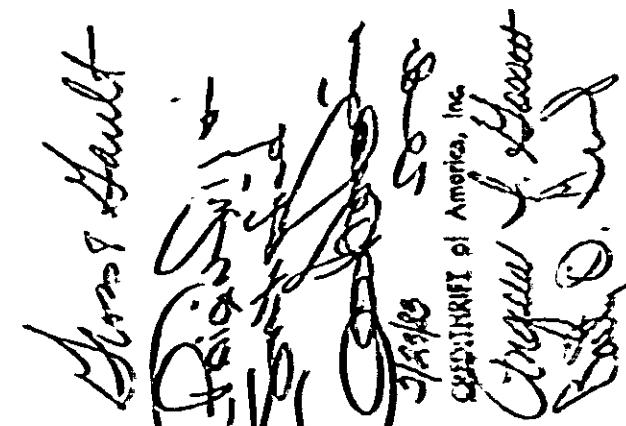
installments being due and payable on

and also designated as lot number 15, block 1, in the western side of FIVE
ACRE in a subdivision known as FRIENDSHIP HEIGHTS in a plat thereof prepared
by W. N. MILLIS, ENGINEERS, of record in the office of the FIVE ACRE OFFICE FOR
GREENVILLE COUNTY IN PLAT BOOK #P PAGE 150.

PURCHASED FROM W. C. LEWIS DATED 7/15/69 RECEIVED 7/19/69 VOLUME 872 PAGE
150.

FILED
GREENVILLE CO. S.C.
MAR 9 9 30 AM '83
DONNIE S. TAKKERSLEY
R.M.C.

MAR 9 1983



Together with all and singular the rights, members, hereditaments 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 Mortgagor 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 Mortgagor the official receipts therefore.

3. To provide and maintain fire insurance with extended coverage endorsement, and other insurance as Mortgagor may require, upon the building and improvements now situated or hereafter constructed in and upon said real property, in companies and amounts satisfactory to and with loss payable to the Mortgagor; and to deliver the policies for such required insurance to the Mortgagor.

4. In case of breach of covenants numbered 2 or 3 above, the Mortgagor 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. at Rev. 11-43