

MORTGAGE OF REAL ESTATE — SOUTH CAROLINA

BOOK 821 PAGE 333

This Mortgage made this 31 day of March, 1960, between

Albert Flemming and Charles Emanuel Flemming, both single called the Mortgagor, and Wise Homes, Inc. of Spartanburg, 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 Five Thousand Sixty One & 60/100 - - - Dollars (\$ 5061.60 ...), with interest from the date of maturity of said note at the rate set forth therein, due and payable as follows: in equal monthly installments of \$ 70.30 commencing on the 25th day of June, 1960, and a like amount on the 25th day of each successive month thereafter until the whole of said indebtedness is paid.

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 paid 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 on the North side of Georgia Road in Grove Township, Greenville County, State of South Carolina. Butting, Bounding, and measuring to wit: Beginning at an iron pin at the southeast corner of the Maggie Fleming property cornering with the Adell Martin property to the east and the Georgia Road to the South, this being the point of beginning; thence N. 69-29 W. 210 feet along Georgia Road to an iron pin; thence N. 25-30 E. along Maggie Fleming property 210 feet to an iron pin; thence SE. 210 feet/parallel to said road along other property of Maggie Fleming to an iron pin; thence South 25-30 W. 210 feet along the Adell Martin Property line to the point of beginning. This being a portion of a 5 acre tract of land conveyed to Maggie Flemming by Frank C. Moon by Deed dated July 27, 1951, and recorded in Deed Book O, page 93, R. M. C. Office for Greenville County, State of South Carolina.

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 erected or placed thereon.

TO HAVE AND TO HOLD all and singular the said premises unto the Mortgagee, 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 buildings 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.

Paid in full and satisfied August 19, 1966.
By James Talcott Inc.
W. Thomas Ott Asst. Vice President
Witness R. M. Gray
Patricia Corley

SATISFIED AND CANCELLED OF RECORD
23 DAY OF May 1967
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 5:00 O'CLOCK P. M. NO. 28516

This Mortgage Assigned to Southern Holdings Corp. on 6 day of Nov 1964. Assignment recorded in Vol. 978 of R. E. Mortgages on Page 229

This Mortgage Assigned to James Talcott Inc. on 31 day of March 1960. Assignment recorded in Vol. 821 of R. E. Mortgages on Page 333