

9-10527

This **MORTGAGE** FILED  
MAR 8 1961 A.M.  
MORTGAGE  
R. M. C.

REAL ESTATE — SOUTH CAROLINA

Made this 6th day of March, 19 61, between

Fred Allen Norris (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 **thirty-six hundred, twenty-one and 60/100** dollars (\$ **3621.60** ), 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 \$ **50.30** commencing on the **20th** day of **May**, 19 **61**, and a like amount on the **20th** 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 piece, parcel or lot of land lying and being in Greenville County, South Carolina, being shown and designated as part of Lot #7 of the "State of Robert Arnold as shown on Plat made by C. O. Middle dated June, 1952 and more fully described as follows:

Beginning at a stake in the Western line of Lot 7 (the beginning point of the Fred A. Norris 1.50 acre tract), the most southerly corner of the Fred A. Norris 1.50 acre tract of land, in the most northeasterly line of the Christine Scott land, said stake being located at the end of a 25 foot drive reserved for ingress and egress by Deed Book 669, Page 80, and runs thence from the said point of beginning with the Westerly line of Lot 7 (the Westerly line of the Fred A. Norris 1.50 acre tract) and the line of the Christine Scott land N 16-37 W 200 feet. to a stake in said line, a new corner, thence a new line N 39-57 E 200.60 feet to a stake in the Easterly line of the Fred Norris 1.50 acre tract in the line of the Mary D. Jenkins land, thence with said line S 16-37 E 200.00 feet to an old iron stake, the most Easterly corner of the Fred A. Norris 1.50 acre tract, common corner of the Mary D. Jenkins land S 39-57 W (crossing the end of the 25 foot drive at a distance of 175 feet) 200.60 feet to the point of beginning, containing 0.75 acres of land and being the South easterly one-half (1/2) of the Fred A. Norris 1.50 acre tract of land as recorded in Deed Book 669 in the R. M. C. Office of Greenville County, 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 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 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.