

This Mortgage made this 19th day of September, 1961, between

C. R. Carter

hereinafter called the Mortgagor, and Deluxe Homes of Allendale, S. C. 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 Eight Thousand Seven Hundred Thirty Two and 16/100 Dollars (\$ 8,732.16), 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 \$ 60.61 and one of \$ 699.01 commencing on the 1st day of January, 1961, and a like amount on the 1st 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, together with improvements thereon, situate, lying and being in Greenville County, South Carolina and described as follows: Beginning at a point on the most Southern edge of Gibson Road and the most North East corner of the Charles Ray Neeley property; Thence running in a Southerly direction perpendicular to said road 100 feet to a point; thence running in an Easterly direction parallel to said road 90 feet to a point; Thence running in a Northerly direction perpendicular to said road 100 feet to a point on the most Southern edge of said road; Thence running in a Westerly direction along the most Southern edge of said 90 feet to the point of beginning.

The above described land is a portion of that land conveyed to C. R. Carter by deed from L. L. Collins, said deed dated October 1, 1942 and recorded in the office of the Clerk of Court for Greenville County, S. C. in Book L, Page 580.

This is intended and shall include that portion of land upon which Deluxe Homes shall build a house for C. R. & Stella Carter in or about September or October, 1961.

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Mrs. Ollie Farnsworth

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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.

This Mortgage Assigned to Mrs. Farnsworth, Greenville, S.C. by Mrs. Ollie Farnsworth, Greenville, S.C. on 10th day of Oct. 1961. Assignment recorded in Vol. 871 of R. E. Mortgages on Page 1.