

This Mortgage made this 5th day of October 1967 between Fred E. and Doris Immons

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 Nine thousand four hundred fifty six and 48/100 Dollars (\$9,456.48), 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 \$65.87 commencing on the 4th day of January, 1962, and a like amount on the 4th 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 \$8.00 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 lot or parcel of land, together with all the buildings and improvements thereon, located in Greenville County, South Carolina, and being more particularly described below:

Commencing at a point on the Eastern edge Tugaloo Road, and the intersection of Nelson Mill Road, and running 85 feet in a Northernly direction along the Eastern Edge of Tugaloo Road to the point of beginning.

Thence running in a westerly direction perpendicular to Tugaloo Road 270 feet to a point; thence in a Northernly direction parallel to Tugaloo Road 270 feet to a point; thence in a westerly direction perpendicular to Tugaloo Road 270 feet to a point on the Eastern Edge of Tugaloo Road; thence running in a Northernly direction along the Eastern edge of Tugaloo to the point of beginning.

This being a portion of the property to W. K. Grace from Samie Lollis, dated 9/8/57 and recorded in the office of the Probate Judge for Greenville County, South Carolina in Book 587, Page 269.

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 Mortgagee 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 James Salcott, Jr. on 1st day of Oct 27, 1968. Assignment recorded in Vol. 745 of R. E. Mortgages on Page 457.