

RECORDED
JAN 16 1963
GREENVILLE
SOUTH CAROLINA
393

WHEREAS, I, ROSA LEE LIGON
118 Forest St. Greenville, South Carolina

(hereinafter referred to as Mortgagor) is well and truly indebted unto DELTA CONSTRUCTION COMPANY, INC.
1144 Pendleton Street, Greenville, South Carolina

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of ONE THOUSAND TWO HUNDRED SEVENTY SEVEN and 28/100
Dollars (\$ 1,277.28) due and payable

in 36 monthly installments of 35.48 each beginning
September 22, 1962

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of GREENVILLE, All that piece, parcel or lot of land in Greenville County, South Carolina in ward 3 of the City of Greenville on North East side of Forest Street and being known as lot 13 as shown on plat; thereof, recorded in the RMC office for Greenville County.

Beginning at an iron pin on the North East side of Forest Street at the corner of the lot formerly belonging to Maggie Thompson, which point is 55 feet South East of the intersection of Forest Street and Forest Alley and running thence along the line of that lot North 42-30 East 86.1 feet to an iron pin on the South West side of an 45 foot alley; thence, along the line of said alley South 46-36 East 25 feet to an iron pin at the rear corner of lot #12; thence, along the line of said lot # 12 South 42-30 West 86.6 feet to an iron pin at the corner of said lot on the North East side of Forest Street; thence along the line of said Forest Street, North 47-30 West 25 feet to the beginning corner.

All that lot of land situate in Greenville County, South Carolina known as lot #21 on plat of the Shumate Land, which plat is recorded in the RMC office for Greenville (see attached paper)

DESCRIPTION CONTINUED:

County.
Beginning at a pin on the South side of Forest Street joint corner of lots #20 and 21, and running; thence, South 41 3/4 West 180 feet; thence North 48% West 70 feet; thence North 41 3/4 East 180 feet to Forest Street; thence with Forest Street South 48% East 70 feet to the beginning corner.

and of all the rents, issues, and profits which may arise to be had thereon, and including all fixtures, personal property, and other things now or hereafter attached, connected, or fixed thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

(2) That it will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time to time by the Mortgagee against loss by fire and any other hazards specified by Mortgagee, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgagee, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgagee and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgagee, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgagee, to the extent of the balance owing on the Mortgage debt, whether due or not.

(3) That it will keep all improvements now existing or hereafter erected in good repair, and, in the case of a construction loan, that it will continue construction until completion without interruption, and should it fail to do so, the Mortgagee may, at its option, enter upon said premises, make whatever repairs are necessary, including the completion of any construction work underway, and charge the expenses for such repairs or the completion of such construction to the mortgage debt.

(4) That it will pay, when due, all taxes, public assessments, and other governmental or municipal charges, fines or other impositions against the mortgaged premises. That it will comply with all governmental and municipal laws and regulations affecting the mortgaged premises.

and assigned to Crown Credit Corporation, 1105 Hamilton Street, Allentown, Penna.

DELTA CONSTRUCTION COMPANY, INC.

Name of Dealer

PRESIDENT

WITNESSED:
The within mortgage is hereby

[Signature]