

MORTGAGE OF REAL ESTATE -- SOUTH CAROLINA



BOOK 1058 PAGE 393

This Mortgage made this 22nd day of May, 1967, between George R. and Helen Burgess

called the Mortgagor, and Consumer Credit Company of Mauldin, Inc., 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 One Thousand Nine Hundred Forty-four Dollars (\$ 1944.00), with interest from the date of maturity of said note at the rate set forth therein, due and payable in consecutive installments of \$ 54.00 each, and a final installment of the unpaid balance, the first of said installments being due and payable on the 1st day of July, 1967, and the other installments being due and payable on

- the same day of each month
of each week
of every other week
the and day of each month

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 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 in Greenville County, State of South Carolina, about one mile West of the Town of Simpsonville, South Carolina, on South Carolina Highway No. 2 situate on the West side of said highway between the highway and the right-of-way of the Charleston and Western Carolina Railway and having, according to a plat of property of Donald E. and Cathryne A. Davis prepared by Piedmont Engineering Service May 27, 1948, the following metes and bounds, to-wit:

Beginning at an iron pin on the West side of South Carolina Highway No. 2 corner of property of Gordon Thackston, which iron pin is 75 ft. from Fred Howard corner, and running thence with the West side of the highway S. 2-30E. 75 ft. to an iron pin corner of property of Dillars and Virginia Ballew: thence with line of said property, S. 85-37 W. 200 feet to an iron pin, thence N. 2-30 W. 75 feet to an iron pin: thence with line of property of Gordon Thackston, N. 85-37 E. 200 feet to the beginning corner.

This being the same land conveyed to the grantors herein by Simpsonville Lumber and Supply Company by deed dated July 12, 1948 and recorded in the R, M. C. Office for Greenville County in deed Book 352, Page 371.



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 crected 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 building 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 be 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 2/6/68
Consumer Credit Company
By L. M. Black
Witness J. A. Steading

SATISFIED AND CANCELLED OF RECORD
23 DAY OF Feb. 1968
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AS 3:46 O'CLOCK P. M. NO. 22316