



MORTGAGE OF REAL ESTATE -- SOUTH CAROLINA

This Mortgage made this 3rd day of October, 1967, between Jo Ann Sullivan and Fred Sullivan

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 Thirteen hundred ninety two Dollars (\$1,392.00), with interest from the date of maturity of said note at the rate set forth therein, due and payable in consecutive installments of \$58.00 each, and a final installment of the unpaid balance, the first of said installments being due and payable on the 10th day of November, 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 situate, lying and being in the County of Greenville, State of South Carolina in Austin Township, known and designated at lot No. 102 in the subdivision known as Hunters Acres located on the South side of Boyd Avenue and being more fully described as follows:

Beginning at an iron pin on the joint corner of lots 101 and 102 and running S. 1-14 W. 205.9 feet to an iron pin; thence N. 89-56 W. 80 feet to an iron pin; thence N.1-14 E. 207.4 feet to an iron pin; thence S. 89-86 E. 80 feet to the beginning corner.

This is part of the same property conveyed to me by Charles E. Hughes by deed dated January 26, 1965 and recorded in the R.M.C. Office for Greenville County in Deed Book 766, page 299.

The lot above described is conveyed subject to the following restrictions which shall enure to the benefit of the owners of all other lots in said subdivision: (1) No residence costing less than \$3,000.00 or having less than 720 sq. feet of floor space shall be erected upon said lot. (2) No residence constructed upon said lot shall be occupied until construction of said residence is entirely completed. (3) The roof of any residence constructed upon said lot shall be of composition or asbestos material. (4) No outside toilets shall be permitted on said lot. (5) No hogs shall be maintained on said premises. (6) No residence shall be constructed nearer than 45 feet from the street line upon which said line abutts.

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 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 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.

Paid in full 9/28/68. Consumer Credit Co. L. M. Black Manager witness H. Ray Davis

SATISFIED AND CANCELLED OF RECORD 2 DAY OF Oct. 1968 Ollie Farnsworth R. M. C. FOR GREENVILLE COUNTY, S. C. AT 10:13 O'CLOCK A. M. NO. 8141