



MORTGAGE OF REAL ESTATE -- SOUTH CAROLINA

This Mortgage made this 28th day of October, 1967, between Robert Chasteen and Sara Chasteen

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 two hundred seventy-two Dollars (\$1272.00), with interest from the date of maturity of said note at the rate set forth therein, due and payable in consecutive installments of \$ 53.00 each, and a final installment of the unpaid balance, the first of said installments being due and payable on the 12th day of December, 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 Anderson County, South Carolina:

All that certain piece or parcel of land situated, lying and being in the Williamston Township, in Anderson county, state of South Carolina, containing 1.56 acres, more or less, and being shown and designated on a plat of Charles K. Dunn and Dean C. Baens, L. S. Registr. #1578 dated July 17, 1962, on record in the clerk of court for Anderson county, in plat book #53, page #45, being more fully described as follows:

Beginning with a railroad spike in center of county black top road, continuing N. C. 400.5 feet, continuing S. C. 186.1 feet to iron pin, continuing 298.1 S. W. to an iron pin, and railroad spike in center of county black top road, continuing N. W. along said county black top road 241.5 feet to point of beginning. Being bounded on the north by lands now or formerly owned by J. Oliver Chasteen, on the east by lands now owned or formerly owned by J. Oliver Chasteen, on the south by lands now owned or formerly owner by E. Miller and on west by county black top road.

This is a portion of land conveyed unto the grantor herein by deed of Rudolph and Helen A. Chasteen by deed dated February 6th, 1960 which is recorded in deed book #12-E on page #603.

Documentary Stamps shown on Note, Statement and Chattle Mortgage.

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.