

MORTGAGE OF REAL ESTATE -- SOUTH CAROLINA

This Mortgage made this 17th day of January 1968, between

-NELSON INVESTMENT CO-

called the Mortgagor, and Patrick Lynch, 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 Eight-hundred and no/100 Dollars (\$800.00), with interest from the date of maturity of said note at the rate set forth therein, due and payable in consecutive installments of \$35.43 each, and a final installment of the unpaid balance, the first of said installments being due and payable on the 15th day of February, 1968, 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 \$1.00 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, located on the western side of Beaufort Street, and designated as Lot No. 111, Section 2 on a plat of McGwain Gardens Subdivision, recorded in the P. M. C. Office for Greenville County in Plat Book 111 at Page 137, and having the courses and distances shown on said plat.

This being the same property conveyed to the Grantors by a certain deed recorded in the R. M. C. Office for Greenville County in Deed Book 797 at page 375. This conveyance is made subject to any restrictions or easements that may appear of record, on the recorded plat(s) or on the premises.

As part of the consideration hereto, the Grantor assumes and agrees to pay the balance due on a certain mortgage in favor of First Federal Savings & Loan Association, dated September 30, 1965, recorded in the R. M. C. Office for Greenville County in Mortgage Book 1009 at Page 527, and having a remaining balance due of \$17,700.39.

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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 situated 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.

SATISFIED AND CANCELLED BY MORTGAGEE
DAY OF
R. M. C. FOR GREENVILLE COUNTY, S. C.
O'CLOCK P.M.