



MORTGAGE OF REAL ESTATE -- SOUTH CAROLINA

This Mortgage made this 6th day of January, 1969, between Edward S. Frazier and Vernese Frazier

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 thousandthree hundred twenty and no/100 Dollars (\$ 1320.00), with interest from the date of maturity of said note at the rate set forth therein, due and payable in consecutive installments of \$ 44.00 each, and a final installment of the unpaid balance, the first of said installments being due and payable on the 16th day of February, 1969, and the other installments being due and payable on

- [x] 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 lot of land in Austin Township, County of Greenville, State of South Carolina, being known and designated as lot #7 of Section 2 of the subdivision of Franklin Hills as shown on a plat recorded in Plat Book "EEE", Page 85, in the RMC Office, Greenville County, and having, according to said Plat, the following courses and distances to wit:

Beginning at an iron pin on the North side of Vantross Lane, joint corner of Lot #6 and Lot #8, thence running along Vantross Lane, S. 66-34W., 70 feet; thence with the curve of the Northeast corner of the intersection of Vantross Lane and Toby Drive, N. 75-56 W., 31.8 feet; thence running along Toby Drive, N. 38-26W., 84.8 feet; thence running with the curve of the Southeast corner of the intersection of Toby Drive and Jacqueline Road N. 23-10 E., 75.3 feet to an iron pin at the joint corner of Lot #6 and Lot #7; thence S. 66-50 E. 77.1 feet; thence N. 23-26 W., 130 feet to an iron pin of beginning on Vantross Lane. This being a part of the property conveyed to us by Vantross Franklin and Elizabeth Calhoun by deed dated July 23, and recorded in Deed Book 729 at page 455 in the R. M.C. Office for Greenville County.

Documentary Stamps Shown on Note, Statement And Chattel 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 created 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.