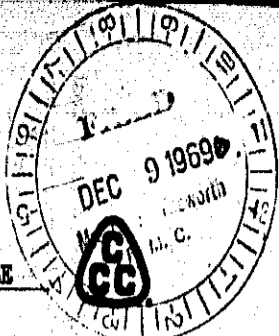


8

RECORDING FEE  
PAID \$ 2.00



BOOK 1143 PAGE 633

**REAL ESTATE MORTGAGE**  
(Prepare in Triplicate)

ORIGINAL—RECORDING  
DUPLICATE—OFFICE COPY  
TRIPPLICATE—CUSTOMER

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

First Payment Due Date	Final Payment Due Date	Loan Number	Date of Note	No. of Monthly Payments	Amount of Each Payment	Filing, Recording and Releasing Fee
1-14-70	12-14-74	3614	12-1-69	60	86.00	4.58
Auto Insurance None	Accident and Health Ins. Premium None	Credit Life Ins. Premium 258.00	Cash Advance (Total) 3766.48	Initial Charge 75.28	Finance Charge 1,318.24	Amount of Note (Loan) 5,160.00

**MORTGAGORS**  
(Names and Addresses)

Betty A. Morse  
John L. Morse  
222 Biscayne Dr.  
Greenville, S.C.

**MORTGAGEE**

COMMERCIAL CREDIT PLAN  
INCORPORATED OF

SOUTH CAROLINA

NOW KNOW ALL MEN, That the said Mortgagors in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mortgagee according to the terms of said note, and also in consideration of the further sum of Three Dollars, to them the said Mortgagors in hand well and truly paid by the said Mortgagee at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released and by these Presents do grant, bargain, sell and release unto the said Mortgagee the following described Real Estate, Viz:

SEE SCHEDULE A ATTACHED.

TOGETHER with all and singular the Rights, Members Hereditaments and Appurtenances to the said Premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the Premises before mentioned unto the said mortgagee, its successors and Assigns forever. And they do hereby bind their Heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said mortgagee, its successors and Assigns, from and against their Heirs, Executors, Administrators and Assigns and every person whomsoever lawfully claiming or to claim the same or any part thereof.

The mortgagor does hereby covenant and agree to procure and maintain insurance in the amount sufficient to cover this mortgagee, against all loss or damage to the property insured by a company acceptable to the mortgagee herein, upon all buildings now or hereafter existing upon the premises insured by insurance to the mortgagee as additional security, and in default thereof said mortgagor shall be liable to the mortgagee for the full amount of the mortgage debt and the mortgagee shall have the right to procure and maintain insurance in the same manner as the balance of the mortgage debt and secure the same. In case said mortgagor shall fail to procure and maintain such insurance, the whole debt secured hereby shall, at the option of the mortgagee, become immediately due and payable without regard to whether or not said mortgagee shall have procured and maintained such insurance.



Mortgagor does hereby covenant and agree to pay promptly when due all taxes and assessments that may be levied or assessed against said real estate, and also all judgments or other charges, liens or encumbrances that may be recovered against the same or that may become a lien thereon, and in default thereof said mortgagee shall have the same rights and options as above provided in case of insurance.

And if at any time any part of said debt, or interest thereon, be past due and unpaid, Mortgagors hereby assigns the rents and profits of the above described premises to the said mortgagee, or its successors or Assigns and agree that any Judge of the Circuit Court of said State, may, at chambers or otherwise, appoint a receiver, with authority to take possession of said premises and collect said rents and profits, applying the net proceeds thereof (after paying costs of collection) upon said debt, interest, and cost of expense; without liability to account for anything more than the rents and profits actually collected.

AND IT IS AGREED, by and between the said parties in case of default in any of the payments of interest or principal as herein provided for, the whole amount of the debt secured by this mortgage shall become due and payable at once at the option of the mortgagee.

AND IT IS AGREED by and between the parties that in the case of foreclosure of this mortgage, by suit or otherwise, the mortgagee shall recover of the mortgagor a reasonable sum as attorney's fee, which shall be secured by this mortgage, and shall be included in judgment of foreclosure.

PROVIDED ALWAYS, nevertheless, and it is the true intent and meaning of the parties of these Presents, that when the said mortgagor, do and shall well and truly pay or cause to be paid unto the said mortgagee the debt or sum of money aforesaid, with interest thereon, if any be due, according to the true intent and meaning of said note, then this deed of bargain and sale shall cease, determine, and be utterly null and void, otherwise to remain in full force and virtue.