



MORTGAGE OF REAL ESTATE - SOUTH CAROLINA

This Mortgage

made this 21st day of November, 1969, between

PLUMER PERKINS and RUBY PERKINS

called the Mortgagor, and BRICK HOMES, 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 Eighteen Thousand Six Hundred Seventy-five 00/100 Dollars (\$18,675.00), with interest from the date of maturity of said note at the rate set forth therein, due and payable as set forth in said bond.

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 paid 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 piece, parcel or lot of land in the City of Greenville, Greenville County, South Carolina, known as Lot No. 12 of Druid Hills as shown on a plat thereof made by Dalton & Nevas, Engineers, in January, 1947, and having according to said Plat the following metes and bounds, to-wit: BEGINNING at an iron pin on the South side of West Hillcrest Drive, corner of Lot No. 11, and running thence along the line of Lot No. 11, S. 6-54 W. 552 feet to an iron pin, corner of Lots 11, 13 and 10; thence running along the line of Lot 13, S. 77-36 E. 100 feet to an iron pin on the western side of West Fairview Avenue; thence running along the western side of West Fairview Avenue, N. 34-29 E. 102.8 feet to an iron pin; thence continuing along said side of West Fairview Avenue, N. 23-39 E. 37.6 feet to an iron pin at the southwesterly edge of the intersection of West Fairview Avenue and West Hillcrest Drive; thence running along the southerly side of West Hillcrest Drive, the following courses and distances: N. 53-39 W. 68.2 feet, N. 71-44 W. 50 feet; thence N. 86-52 W. 50 feet to an iron pin, the point of Beginning, excepting, however, from the said described property two (2) parcels of land fronting on the southerly side of West Hillcrest Drive approximately 1.5 feet in width and 30 feet in length, as shown on a plat prepared by the City of Greenville Engineering Department dated May 14, 1955, which parcels were used for the widening and improving of West Hillcrest Drive.

Being the same property conveyed to Plumer Perkins by deed from Aubrey C. Shives, dated May 27, 1958, and recorded in Book 617, page 226 in the R.M.C. office for Greenville County, South Carolina.

Together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, or in any wise 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 Mortgageor, its successors and assigns forever.

The Mortgageor 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 Mortgageor further covenants to warrant and forever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgageor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgageor covenants and agrees as follows:

- To pay all sums secured hereby when due.
- 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.
- To provide and maintain fire insurance with extended coverage endorsement, and other insurance as Mortgagee may require, upon the buildings 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.
- In case of breach of covenants numbered 2 and 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.