FILED

MAY 18 1971

REAL ESTATE MORTGAGE

(Please type in triplicate)

ORIGINAL—RECORDING
DUPLICATE—OFFICE COPY
TRIPLICATE—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	Prepaid Insurance and Recording Fees
6-14-71	5-14-75	30234	4-30-71	48	143.00	6.76
Auto Insurance	**Accident and Health Ins. Premium**	**Credit Life Ins. Premium**	**Cash Advance (Total)**	**Initial Charge**	**Finance Charge**	**Amount of Note (Loan)**
None	None	274.56	5280.05	105.56	1478.39	6864.00

MORTGAGORS
(Names and Addresses)

Claire Moyer
Ernest Moyer
203 Maryland Ave.
Greenville SC 29611

MORTGAGEE
COMMERCIAL CREDIT PLAN, INCORPORATED OF
Greenville

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 by fire, in some insurance company acceptable to the mortgagee herein, upon all buildings now or hereafter existing upon said real estate, and to assign such insurance to the mortgagee as additional security, and in default thereof said mortgagee may procure and maintain such insurance and add the premium thereof to the face of the mortgage debt as a part of the principal and the same shall bear interest at the same rate and in the same manner as the balance of the mortgage debt and the lien of the mortgage shall be extended to include the same. In the event that said mortgagor shall fail to procure and maintain (either or both) said insurance as aforesaid, the whole of said mortgage debt shall, at the option of the mortgagee, become immediately due and payable, and this mortgage shall be subject to foreclosure as if the mortgagee shall have procured or maintained such insurance.

Mortgagor does hereby covenant to pay all taxes and assessments that may be levied or assessed against said real estate, or any part thereof, or any improvements thereon, and all costs that may be recovered against the same or that may become a lien thereon prior to the lien of this mortgage. The mortgagee shall have the same rights and options as above provided in case of insurance.

And if at any time any part of the principal debt or interest shall be past due and unpaid, Mortgagors hereby assigns the rents and profits of the above described premises to said mortgagee, or its successors or Assigns and agree that any Judge of the Circuit Court of said State may, upon application of said mortgagee, or its successors or Assigns, appoint a receiver, with authority to take possession of said premises and collect said rents and profits (after deducting the cost of collection) upon said debt, interest, cost of expense; without regard to the value of the premises when finally collected.

AND IT IS AGREED that in the event default be made in the payments of interest or principal as herein provided for, the whole of said principal sum and interest shall become due and payable at once at the option of the mortgagee.

AND IT IS AGREED that in the event this mortgage be foreclosed, the mortgagee shall recover all costs of foreclosure, by suit or otherwise, the be included in judgment or decree, and all costs and charges secured by this mortgage, and shall

PROVIDED ALWAYS, NEVERTHELESS, and these Presents, that when the said mortgagor, do and shall well and truly pay unto the said mortgagee the said debt or sum of money aforesaid, with interest thereon, if any be due, according to the true intent and meaning of these Presents, then the deed of bargain and sale shall cease, determine, and be utterly void.