

1957
10-11-77

All that certain piece, parcel or lot of land, with improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated on plat of property of Irvin Brabo, made by Piedmont Engineering Service, April 16, 1951, and recorded in the R.M.C. Office for Greenville County in Plat Book "Z", at page 18, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in the center of Rocky Creek at the joint corner of property of Cooper and Feaster and running thence with Rocky Creek as the line, but following a traverse line N. 89-39 E. 219.3 feet to an iron pin; thence along a branch that intersects with Rocky Creek and along the property of Cooper with the branch as the line, but following a traverse line S. 4-0 E. 117 feet to an iron pin; thence from said branch along the other property of Cooper and from said iron pin S. 68-40 W. 163 feet to an iron pin at a bend in said Road; thence still with said Road N. 16-44 W. 68.1 feet to an iron pin at the beginning corner of the traverse line and thence 10 feet to the beginning point in the center of Rocky Creek.

TO HAVE AND TO HOLD all and singular the premises described above unto the said Mortgagee, its successors and assigns forever.

If the Mortgagor shall fully pay according to its terms the indebtedness hereby secured then this mortgage shall become null and void.

Mortgagor agrees to pay all taxes, assessments and charges against the above-described premises.

Mortgagor also agrees to maintain insurance in such form and amount as may be satisfactory to the Mortgagee in Mortgagee's favor, and in default thereof Mortgagee may, but is not obligated to, effect said insurance in its own name.

Any amount which Mortgagee may expend to discharge any tax, lien, assessment, obligation, covenant, insurance premium, prior mortgage or any charge whatsoever in connection with the above described real estate shall be an additional lien secured by this mortgage with interest at the highest lawful rate if not prohibited by law, and may be enforced and collected in the same manner as the debt hereby secured.

All obligations of Mortgagor to Mortgagee shall become due, at the option of Mortgagee, without notice or demand, upon any default.

Mortgagor agrees in case of foreclosure of this mortgage to pay a reasonable attorney's fee as determined by the court in which suit is filed and any court costs which shall be secured by this mortgage and included in judgment of foreclosure.

This mortgage shall extend, consolidate and renew any existing mortgage held by Mortgagee against Mortgagor on the above described real estate.

In Witness Whereof, we have set our hands and seals the day and year first above written.

Signed, Sealed, and Delivered

In the presence of

M. J. Turner
(Witness)

x Ford F. ... (L.S.)

Phillip Brady
(Witness)

Nellie N. ... (L.S.)