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BOOK 1236 PAGE 613



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 Fees
7-6-72	6-6-77	3023-3006	5-22-72	60	155.00	6.72
Auto Insurance	Accident and Health Ins. Premium	Credit Life Ins. Premium	Cash Advance (Total)	Initial Charge	Finance Charge	Amount of Note (Loan)
None	None	375.00	6788.34	135.76	2375.90	9300.00

MORTGAGORS
(Names and Addresses)

Otis H. Vinson
309 Drury Lane
Mauldin, SC 29652

MORTGAGEE
COMMERCIAL CREDIT PLAN
INCORPORATED

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 mortgage, against all loss or damage now or hereafter existing upon said real estate, and in the event of default thereof said mortgagee may proceed as a part of the principal and interest due on the mortgage debt and the lien of the mortgage to procure and maintain (either or both) fire and theft insurance, to become immediately due and payable to the mortgagee, as above provided.

Mortgagor does hereby covenant and agree to pay all taxes and assessments levied or assessed against said real estate, and also all interest and charges that may become a lien thereon, and in case of insurance.

And if at any time any part of the above described premises shall be sold or conveyed by any Court of said State, may, at the instance of the mortgagee, collect said rents and profits, and pay the cost of expenses, without liability to the mortgagor.

AND IT IS AGREED, by and between the said mortgagor and mortgagee, that the whole amount of the mortgage debt, interest, and principal as at once at the option of the mortgagee shall recover the mortgage, and shall be paid by the mortgagor when the said mortgage debt is due, with interest as aforesaid, with the principal as aforesaid, and the sale shall cease, if the mortgagee shall so direct.

AND IT IS AGREED by and between the said mortgagor and mortgagee, that when the said mortgage debt is due, with interest as aforesaid, with the principal as aforesaid, and the sale shall cease, if the mortgagee shall so direct.

PROVIDED ALWAYS, nevertheless, that the mortgagor, do and shall well and truly pay the interest thereon, if any be due, according to the terms hereof, and be utterly null and void in all other respects.



upon all buildings and premises hereon, in face of the mortgagee, the balance of the mortgage debt shall fail at the option of the mortgagee, as above provided.

be levied or assessed against the same premises as above provided.

by assigns the rents and profits of said premises in said debt, interest, and principal as at once at the option of the mortgagee shall recover the mortgage, and shall be paid by the mortgagor when the said mortgage debt is due, with interest as aforesaid, with the principal as aforesaid, and the sale shall cease, if the mortgagee shall so direct.

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