



BOOK 1243 PAGE 589

RECORDED  
PAID \$ 250

**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
9-9-72	8-9-77	3023-	7-26-72	60	\$4.00	4.00
Auto Insurance	Accident and Health Ins. Premium	Credit Life Ins. Premium	Cash Advances (Total)	Initial Charge	Finance Charge	Amount of Note (Loan)
None	None	252.00	3678.81	73.57	1287.59	5040.00

**MORTGAGORS**  
(Names and Addresses)

Mildred A. Grinball  
228 East Avondale Drive  
Greenville SC 29607

**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:

Beginning at an iron pin on the east side of East Avondale Drive at the corner of Lot No. 9 of Block "K" and running thence along the East side of East Avondale Drive, N. 10-40 E. 70 ft. to an iron pin at the corner of Lot No. 7 of Block "K", thence along the line of lot No. 7, N.79-20 E. 208.8 ft. to an iron pin; thence S. 2-29 W. 70.65 ft. to an iron pin at the rear corner of Lot No. 9 of Block "K" thence along the line of said Lot No. 9, S. 70-20 W. 228.8 Ft. to the beginning Corner. Book 309 Page 82.

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 at the expense thereof to the face of the mortgage debt as a part of the principal and the same shall bear interest in the same manner as the balance of the mortgage debt and the lien of the mortgage shall be secured hereon. In case said mortgagor shall fail to procure and maintain (either or both) the same, the mortgagee shall have procured or maintained such insurance at the expense of the mortgagor.

Mortgagor covenants and agrees to pay against said real estate or that may become subject to the mortgage in case of insurance.

And if at any time the mortgagee shall sue in the Circuit Court of the County of Greenville to enforce the mortgage and collect said rents and profits and the cost of expense; with interest thereon.

AND IT IS AGREED 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, (of not less than 15% of the amount involved) 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.

