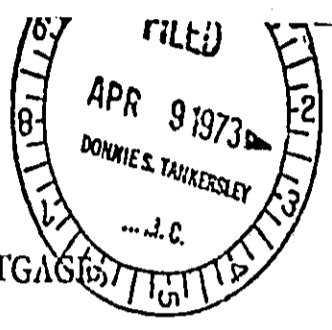


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BOOK 1272 PAGE 121

REAL ESTATE MORTGAGE (Prepare in Triplicate)

ORIGINAL-RECORDING  
DUPLICATE-OFFICE COPY  
TRIPPLICATE-CUSTOMER

STATE OF SOUTH CAROLINA COUNTY OF Greenville



First Payment Due Date 5-14-73	Final Payment Due Date 4-14-75	Loan Number 3023-3388	Date of Note 3-30-73	No. of Monthly Payments 24	Amount of Each Payment 65.00	Filing, Recording and Releasing Fees 3.14
Auto Insurance None	Accident and Health Ins. Premium 46.80	Credit Life Ins. Premium 31.20	Cash Advance (Total) 1344.84	Initial Charge 26.89	Finance Charge 188.27	Amount of Note (Loan) 1560.00

**MORTGAGORS**  
(Names and Addresses)

Sherry M. Edwards  
Laureno D. Edwards  
6 Center Street  
Taylors, SC 29587

**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:

All that piece, parcel, or lot of land, with the improvements thereon, situate, lying, and being at Taylors, Greenville County, South Carolina, and being more particularly described as Lot 15, as shown on a plat entitled "Section One, Subdivision for Eurlington Industries, Inc. Taylors, South Carolina", made by Piedmont Engineers and Architects, October, 1964, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 300 at Page 10. According to said plat, the within described lot is also known as No. 6 Center Street (Avenue) and fronts thereon 88.3 feet.

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 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 expense 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 and secure the same. In case said mortgagor shall fail to procure and maintain (either or both) said insurance as aforesaid, the whole debt secured hereby shall, at the option of the mortgagee, become immediately due and payable, and this without regard to whether or not said mortgagee shall have procured or maintained such insurance as above permitted.

Mortgagor does hereby covenant and agree to pay promptly when due all taxes and assessments that may be levied or assessed against said real estate, and also all judgments or other charges, liens or encumbrances that may be recovered against the same or that may become a lien thereon, and in default thereof said mortgagee shall have the same rights and options as above provided in case of insurance.

And if at any time any part of said debt shall be due and unpaid, Mortgagors hereby assigns the rents and profits of the above described premises to the mortgagee, its successors and Assigns and agree that any Judge of the Circuit Court of said State, may, at the request of the mortgagee, its successors and Assigns, take possession of said premises and collect said rents and profits, apply the same to the payment of the debt, interest, and cost of expense; without liability to account for any surplus.

AND IT IS AGREED, by and between the parties hereto, that in the event of default of the mortgagor in the payment of the principal or interest or principal as herein provided for, the whole amount of the debt secured by this mortgage shall become due and payable at once at the option of the mortgagee.

AND IT IS AGREED by and between the parties that in the case of foreclosure of this mortgage, by suit of the mortgagee a reasonable sum as attorney's fee, (of not less than 15% of the amount involved) which shall be included in judgment of foreclosure. The mortgagee shall recover its costs and expenses in connection with this mortgage, and shall be entitled to the same.

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.

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