FILED
MAY 7 1973
DONNIE S. TANKERSLEY

BOOK 1274 PAGE 743

REAL ESTATE MORTGAGE

(Prepare 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	Filing, Recording and Releasing Fees
5-16-73	4-16-78	7743-	4-13-73	60	76.00	4.84
Auto Insurance	**Accident and Health Ins. Premium**	**Credit Life Ins. Premium**	**Cash Advance (Total)**	**Initial Charge**	**Finance Charge**	**Amount of Note (Loan)**
none	none	228.00	3257.16	162.85	1139.99	4560.00

MORTGAGORS

(Names and Addresses)

Martha Murphree
Frank H. Murphree
Rt 3
Travelers Rest, S. C. 29690

MORTGAGEE

COMMERCIAL CREDIT PLAN
INCORPORATED
P.O. Box "D"
Grant Plaza

Greer,
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 in Bates Township, described according to a plat and survey made by T. T. Dill, Reg. C. E. & L. S. No. 104 dated Dec. 12th, 1972. Said tract of land containing 1.6 acres more or less.

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 insu- nt sufficient to cover this mortgagee, against all loss or damage by fire, in some insurance compan herein, upon all buildings now or hereafter existing upon said real estate, and to assign ditional security, and in default thereof said mortgagee may procure and main the face of the mortgage debt as a part of the principal and the same r r as the balance of the mortgage debt and the lien of the h id mortgagor shall fail to procure and maintain (eithe i. shall, at the option of the mortgagee, become immediately l said mortgagee shall have procured or maintained such insurance as d.

Mortgagor does hereby covem p due all taxes ts that may be levied or assessed against said real estate, and also r ges, liens or encumb. v be recovered against the same or that may become a lien thereon, thereof said mortgagee shall have s and options as above provided in case of insurance.

And if at any time any part of said debt, or interest thereon, be past due and agors hereby assigns the rents and profits of the above described premises to the said mortgagee, or its successors and agree that any Judge of the Circuit Court of said State, may, at chambers or otherwise, appoint a receiver, with authority to take possession of said premises and collect said rents and profits, applying the net proceeds thereof (after paying costs of collection) upon said debt, interest, cost of expense; without liability to account for anything more than the rents and profits actually collected.

AND IT IS AGREED, by and between the said parties in case of default in any of the payments of 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 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.