

FILED
GREENVILLE CO. S. C.
OCT 27 3 02 PM '72
MORTGAGE

BOOK 1255 PAGE 13

THIS MORTGAGE is made this 27th day of October, 19 72,
between the Mortgagor, Ann Lowe Gremillion and James E. Gremillion
(herein "Borrower"),
and the Mortgagee, James Financial Corporation, a corporation
organized and existing under the laws of Ohio, whose address
is 1707 Cleveland Ave., N. W. Canton, Ohio (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Nine Thousand
Five Hundred and no/100 (\$29,500.00) Dollars, which indebtedness is evi-
denced by Borrower's note of even date herewith (herein "Note"), providing for monthly install-
ments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and
payable on November 1, 2002

To Secure to Lender (a) the ~~performance~~
This conveyance is subject to the Restrictive Covenants and
Protective Covenants as recorded in Deed Book 793 at page 453 in the
R. M. C. Office for Greenville County.

RECORDING FEE
PAID \$ 257

24830

BOOK 1275 PAGE 300

MAR 5

ASSIGNMENT FILED AND RECORDED
5 1973 DAY OF March
P. E. O'Clock: 12:35 PM '73
see Deed Book 793 page 453
R. M. C. FOR GREENVILLE COUNTY, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

ASSIGNMENT

For Mortgage to this Assignment see Deed Book 793 page 453

FOR VALUE RECEIVED, JAMES FINANCIAL CORPORATION, hereby assigns and
sets over to M.G.I.C. Mortgage Company, the within
mortgage and the note which the same secures.

Dated this 1st day of March 1973.

In the Presence of:

JAMES FINANCIAL CORPORATION

Lawrence E. [Signature]
Marcia L. [Signature]

By:

[Signature]
J. E. Gremillion, Asst. Vice President

TO HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with
all the improvements now or hereafter erected on the property, and all easements, rights, appur-
tenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water
stock, and all fixtures now or hereafter attached to the property, all of which, including replacements
and additions thereto, shall be deemed to be and remain a part of the property covered by this Mort-
gage; and all of the foregoing, together with said property (or the leasehold estate in the event this
Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the
right to mortgage, grant and convey the Property, that the Property is unencumbered, and that
Borrower will warrant and defend generally the title to the Property against all claims and demands,
subject to any easements and restrictions listed in a schedule of exceptions to coverage in any title
insurance policy insuring Lender's interest in the Property.

Assignment Recorded March 5, 1973 at 4:01 P. M., # 24830