



BOOK 1281 PAGE 203

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
7-23-73	6-23-78	3023-	6-8-73	60	64.00	6.56
Auto Insurance	Accident and Health Ins. Premium	Credit Life Ins. Premium	Cash Advance (Total)	Initial Charge	Finance Charge	Amount of Note (Loan)
None	None	192.00	2802.94	56.05	981.01	3840.00

MORTGAGORS
(Names and Addresses)

Dora Jane Tinsley
Joel Cephus Tinsley
8 Curtis Drive
Greenville SC

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 by fire, in some insurance company acceptable to the mortgagee herein, upon all buildings now or hereafter existing upon said real estate, and to insure the same as additional security, and in default thereof said mortgagee may procure and maintain insurance and shall be liable for the same as the balance of the mortgage debt and the lien of this mortgage shall be the same as the mortgagee shall fall to procure and maintain (either the mortgagor, become immediately liable, and the mortgagee shall have procured or maintained such insurance as provided).

Mortgagor does hereby covenant against said real estate, and also against all other charges, liens or encumbrances that may be levied or assessed or that may become a lien thereon, that the mortgagee shall have the same rights and options as above provided in case of insurance.

And if at any time any part of said rents and profits of the above described premises shall be due to any Judge of the Circuit Court of said State, may, at any time and collect said rents and profits, apply for a writ of execution, without liability to account for the cost of expense; without liability to account for the cost of expense.

AND IT IS AGREED, by and between the mortgagor and mortgagee, that 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.