

1313 191

**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	Finng. Recording and Releasing Fees
7-19-74	6-1978	3023-3901	6-1-74	48	70.35	3.90
Auto Insurance	Accident and Health Ins. Premium	Credit Life Ins. Premium	Cash Advance Total	Initial Charge	Finance Charge	Amount of Note (Loan)
None	None	136.03	2616.03	52.32	732.45	3100.50

**MORTGAGORS**

(Names and Addresses)

Sherry M. Edwards  
Laurence E. Edwards  
6 Center Street  
Greenville, S. C.

**MORTGAGEE**

**COMMERCIAL CREDIT PLAN INCORPORATED**

1011 N. W. Pleasantburg Drive  
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 Pulington Industries, Inc. Taylors, South Carolina", made by Piedmont Engineers and Architects, Inc., on 7-1-69, and recorded in the S.C.C. Office for Greenville County, South Carolina, in Plat Book 500 at Page 10. According to said plat, the within described lot is also known as No. 6 Center Street (Avenue) and fronts thereon 81.3 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 contract 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 all 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 term 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 insurances 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 contract and agree to pay all taxes and assessments that may be levied or assessed against said real estate, and also all penalties or other charges, losses or consequences 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, or interest thereon, be paid, loaned, advanced, Mortgagor hereby assigns the rents and profits of the above described premises to the said mortgagee, its successors, Assigns and agree that any Judge of the Circuit Court of Greenville County, South Carolina, or any other Court of competent jurisdiction, may, at any time, enter upon said premises and collect said rents and profits, and apply the same to the payment of said debt, interest and cost of expenses, 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 sale or otherwise, the mortgagee shall receive of the mortgagor a reasonable sum, as its remedy for the same, not less than 10% of the amount involved, which shall be secured by this mortgage, and shall be included in payment of fore-closure.

**PROVIDED ALWAYS,** nevertheless, and it is the intent of all and each one of the parties of these Presents, that when the said mortgagor, do and shall well and truly pay or cause to be paid all of the said mortgages, the whole sum of money, if required, with interest thereon, if any be due, according to the true intent and meaning of said note, then the said mortgages and sale shall cease, determine, and be utterly null and void, otherwise to remain in full force and virtue.

