

MAY 28 1975
DONNIE S. TANKERSLEY
R.M.C.

1340-173

MORTGAGE OF REAL ESTATE --- SOUTH CAROLINA

This Mortgage made this 23rd day of May, 1975, between William M. Lloyd & Margaret Louise Lloyd

called the Mortgagor, and Credithrift of America, Inc., hereinafter called the Mortgagee.

WITNESSETH

WHEREAS, the Mortgagor in and by his certain promissory note in writing of even date herewith is well and truly indebted to the Mortgagee in the full and just sum of four thousand two hundred twenty four, Dollars (\$ 4224.00), with interest from the date of maturity of said note at the rate set forth therein, due and payable in consecutive installments of \$ 88.00 each, and a final installment of the unpaid balance, the first of said installments being due and payable on the 23rd day of June, 1975, and the other installments being due and payable on

- the same day of each month
- of each week
- of every other week
- the and day of each month

until the whole of said indebtedness is paid.

NOW THEREFORE, the Mortgagor, in consideration of the said debt and sum of money aforesaid, and for better securing the payment thereof, according to the terms of the said note, and also in consideration of the further sum of \$3.00 to him in hand by the Mortgagee at and before the sealing and delivery of these presents hereby bargains, sells, grants and releases unto the Mortgagee, its successors and assigns, the following described real estate situated in Greenville County, South Carolina:

William M. Lloyd & Margaret Louise Lloyd, their heirs and assigns forever:

ALL that lot of land with improvements lying on the Southern side of Alpha Drive in Cantt Township, in Greenville County, South Carolina, being shown and designated as Lot No. 95 on a Plat of Kennedy Park, made by Piedmont Engineers & Architects, dated September 28, 1964, as revised, and recorded in the RMC Office for Greenville County, S.C. in Plat Book JJJ page 179.

The above described property faces on Alpha Drive a distance of 75 feet and runs back in parallel lines on each side ofr a depth of 133 feet, and is hereby conveyed subject to rights of way and easements shown on the aforementioned recorded plat and appearing of public record and to restrictive covenants applicable to Kennedy Park recorded in the RMC Office for said County and State in Deed Book 773, page 527. This is the same property conveyed to the Grantor by deed recored in said RMC Office in Deed Book 815, page 226.

As a part of the consideration for this deed, the Grantees assume and agree to pay in full the indeptedness due on a note and mortgage covering the above described property in favor of Carolina Federal Savings and Loan Association, recored in the RMC Office for Greenville County, S.C. in Mortgage Book 1051, page 632, which has a present balance due in the sum of \$ 9,600.00.

The Grantees agree to pay 1967 Greenville County Property Taxes.

Together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident or appertaining, or that hereafter may be erected or placed thereon.

TO HAVE AND TO HOLD all and singular the said premises unto the Mortgagor, its successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrances whatsoever. The Mortgagor further covenants to warrant and forever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor covenants and agrees as follows:

1. To pay all sums secured hereby when due.
2. To pay all taxes, levies and assessments which are or become liens upon the said real estate when due, and to exhibit promptly to the Mortgagee the official receipts therefor.
3. To provide and maintain fire insurance with extended coverage endorsement, and other insurance as Mortgagee may require, upon the building and improvements now situate or hereafter constructed in and upon said real property, in companies and amounts satisfactory to and with loss payable to the Mortgagee; and to deliver the policies for such required insurance to the Mortgagee.
4. In case of breach of covenants numbered 2 or 3 above, the Mortgagee may pay taxes, levies or assessments, contract for insurance and pay the premiums, and cause to be made all necessary repairs to the buildings and other improvements, and pay for the same. Any amount or amounts so paid out shall become a part of the debt secured hereby, shall become immediately due and payable and shall bear interest at the highest legal rate from the date paid.

9473

4328 RV-21