

GREENVILLE C.C.O. 2.

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DEWIE G. TANSERSLEY
P.M.C.

REAL ESTATE MORTGAGE

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ORIGINAL RECORDING
DUPLICATE OFFICE COPY
TRIPPLICATE CUSTOMER

STATE OF SOUTH CAROLINA, COUNTY OF _____



MORTGAGORS

(Names and Addresses)

MORTGAGEE

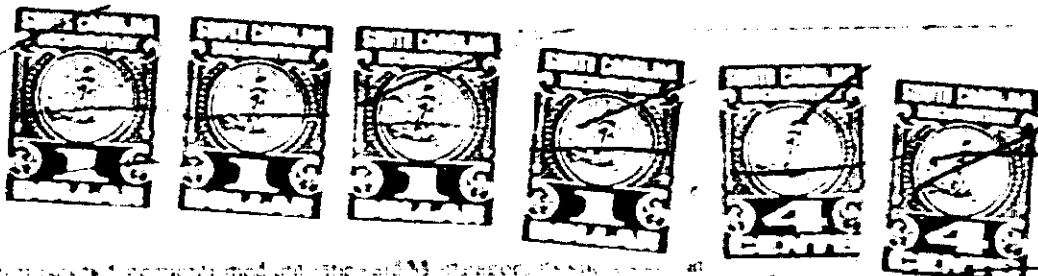
COMMERCIAL CREDIT PLAN INCORPORATED

SOUTH CAROLINA

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NOW KNOW ALL MEN That the said Mortgagee has advanced to the said Mortgagors the sum of _____ Dollars, and the sum of _____ Dollars advanced to the Mortgagors by the said Mortgagee according to the terms of said note, and also in consideration of the sum of _____ Dollars, the said Mortgagee has advanced to the said Mortgagors at and below the signing of these Presents, the receipt whereof is hereby acknowledged, and the said Mortgagors do hereby do grant, bargain, sell and release into the said Mortgagee the sum of _____ Dollars, to wit: _____ Dollars, to be held by the said Mortgagee as security for the payment of the sum of _____ Dollars, with interest thereon at the rate of _____ per cent per annum, as provided in said note.

TOGETHER with all and singular the Rights, Manner and appurtenances



TO HAVE AND TO HOLD all and singular the Premises hereinbefore mentioned unto the said Mortgagee, its successors, assigns, heirs, executors and administrators, to warrant and to 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 who in law or equity lawfully claiming or to claim the same or any part thereof.

The Mortgagee does hereby procure and enter to procure with the title insurance company herein named, a title insurance policy covering 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 do assign such insurance to the Mortgagee as additional security, and in default thereof said Mortgagee may procure and maintain such insurance and add the expense thereof to the face of the mortgage debt as a part of the principal, and the same shall bear interest in the same rate and in the same manner as the balance of the mortgage debt and the lien of the mortgage shall be extended to include and secure the same. In case said Mortgagee shall fail to procure and maintain either or both said insurance 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.

Mortgagee does hereby covenant and agree to pay promptly when due all taxes and assessments that may be levied or assessed against said real estate, and also all judgments or other charges, liens or encumbrances 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 past due and unpaid, Mortgagee hereby assigns the rents and profits of the above described premises to the said Mortgagee, or its successors or assigns, 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, with no liability to account for anything more than the rents and profits actually collected.

AND IT IS AGREED, by and between the said parties that in case of default by Mortgagee of any of the provisions of this mortgage, 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 case of foreclosure of this mortgage, by suit or otherwise, the Mortgagee shall recover of the Mortgagee a reasonable sum, as attorney's fee, not to exceed 15% of the unpaid debt after default and interest thereon, in any event a sum not to exceed the amount of the debt 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 Mortgagee 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 be void, and the same shall be utterly null and void, otherwise to remain in full force and virtue.

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