

FILED

MORTGAGE OF REAL ESTATE --- SOUTH CAROLINA

This Mortgage

made this 9th day of August, 1975 between

James W. Harvey and Mary A. Harvey

called the Mortgagor, and CREDITORS 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 seven thousand nine hundred twenty***** Dollars (\$7920.00 ...), with interest from the date of maturity of said note at the rate set forth therein, due and payable in consecutive installments of \$ 132.00 each, and a final installment of the unpaid balance, the first of said installments being due and payable on the 9th day of August, 1975, and the other

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

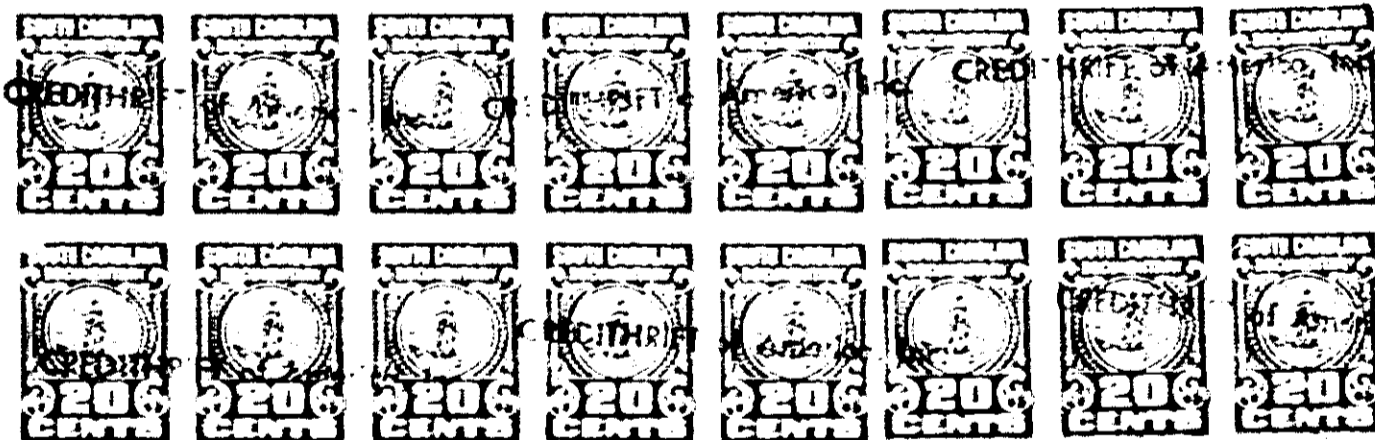
NOW THEREFORE, the Mortgagor, in consideration of the said debt and sum of money aforesaid, and for better securing the payment thereof, according to the terms of the said note, and also in consideration of the further sum of \$300 to him in hand by the Mortgagee at and before the sealing and delivery 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:

ALL that lot of land in Greenville County, South Carolina, near the city of Greenville, being shown as lot 10 and a 4 foot strip of the Northern portion of lot 9, Section A, on plat entitled "A Subdivision for "Wentworth Mills" plat which is recorded in Plat Book 4 at pages 111-117, and also shown as property of James W. Harvey, Jr. and Mary A. Harvey on plat thereof recorded in Plat Book 4-1 at page 195 in the MC office for Greenville. This lot fronts on North Vance Street 1 and is known as 417/19 North Vance Street.

Derivation: Deed Book 907, page 119.

This property is conveyed subject to restrictions, easements, and rights of way of Record affecting said property.

This deed is executed pursuant to the authority contained in a trust agreement recorded in Deed Book 907 at page 119 in the MC office for Greenville County.



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 created 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 so 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

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