

JUN 10 1976
11:30 AM
RECORDED

MORTGAGE OF REAL ESTATE --- SOUTH CAROLINA

1333 885

This Mortgage made this 1st day of June, 1976, between
Walter Childers & Gracie Childers
called the Mortgagor, and Creditthrift 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 Two thousand one hundred sixty dollars Dollars (\$ 2160.00), with interest from the date of maturity of said note at the rate set forth therein, due and payable in consecutive installments of \$ 90.00 each, and a final installment of the unpaid balance, the first of said installments being due and payable on the 1st day of July, 1976, 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: All that piece of parcel or lot of land in the state of South Carolina, county of Greenville, near the City of Greenville, known as lot number 175 of a subdivision known as Paramount Park, a plat of which is recorded in plat Book W at Page 57 in the EMC Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

Beginning on the Southern side of Mayo Circle, at the joint front corner of Lots 174 & 175, said iron pin also located 155 feet from the intersection of Mayo Circle and Crosby Circle; thence along the Southern side of Mayo Circle along an arc, the chord of which is N43-36 W 95.3 feet to an iron pin on the Southern side of Mayo Circle; thence along the Southern side of Mayo Circle along an arc, the chord of which is S 86-39 W 76.6 feet; thence continuing with the Southern side of Mayo circle S 61-00 W 50 feet to the joint front corner of Lots 175 & 176, also center of a 5 foot utility easement; thence with the common line of said lots through the center of said utility easement S 26-00 E 120 feet to the joint rear corner of lots 174 & 175; thence along the common line of said lots, N 61-00 E 150 feet to the point of beginning.

This property is conveyed subject to all easements, restrictions, zoning ordinances and rights of way of record and on the ground which affect said lot, if any.

This is the same property conveyed to the Grantors by deed recorded in Deed Book 784 at Page 608 in the EMC 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 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.