

FILED JUN 10 3 26 PM '75  
GREENVILLE CO. S.C. DONNIE S. TANKERSLEY  
R.M.C.

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JUN 16 3 26 PM '75

DONNIE S. TANKERSLEY  
R.M.C.

**REAL ESTATE MORTGAGE**  
(Prepare in Triplicate)

ORIGINAL—RECORDING  
DUPLICATE—OFFICE COPY  
TRIPLICATE—CUSTOMER

STATE OF SOUTH CAROLINA, COUNTY OF Greenville



Loan Number	Amount of Note (Loan)
03872496	7452.60

**MORTGAGORS**  
(Names and Addresses)

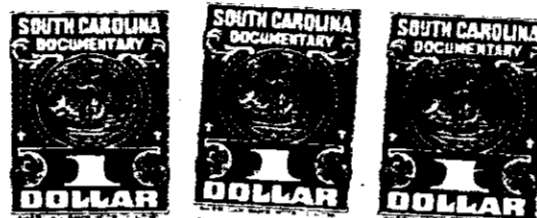
Thomas Stargel  
2606 Old Easley Bridge Rd.  
Greenville, S.C.

**MORTGAGEE**

COMMERCIAL CREDIT PLAN INCORPORATED

4716 Forest Dr.

Columbia, SOUTH CAROLINA



NOW KNOW ALL MEN, That the said Mortgagors, i  
above, and the sum of money advanced thereunder, and for t  
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:

2606 Old Easley Bridge Rd., Greenville, S.C., Greenville County  
For legal description see Schedule "A"

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 covenant 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 add 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 lien 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 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.

Mortgagor 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, Mortgagors 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, without 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 Mortgagors in any of the payments due as provided in said note or in  
case of default by Mortgagors in the performance 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  
Mortgagor a reasonable sum as attorney's fee, not to exceed 15% of the unpaid debt after default and referral to an attorney not a salaried employee of  
Mortgagee, which shall be 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 Mortgagor, 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 cease, determine, and be utterly null and void, otherwise to remain in full  
force and virtue.