



## MORTGAGE OF REAL ESTATE --- SOUTH CAROLINA

**Open Mortgage** made this 20th day of January, 1977, between  
Virginia Putnam Winslow

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 Five thousand eight hundred fifty six Dollars (\$ 5856.00), with interest from the date of maturity of said note at the rate set forth therein, due and payable in consecutive installments of \$ 122.00 each, and a final installment of the unpaid balance, the first of said installments being due and payable on the 20th day of February, 1977, 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 mortgages, sells, grants and releases unto the Mortgagee, its successors and assigns, the following described real estate situated in Greenville County, South Carolina:

All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Paris Mountain Township, near the White Horse Road, and having, according to plat recorded in Plat Book N, at Page 141, the following metes and bounds to wit:

All that certain tract of land in the County of Greenville, State of South Carolina, at the northern corner of the intersection of White Horse Road and Duncan Chapel Road, shown on the Greenville County Block Book Department maps as Tract 7 Block 1 Sheet 508.1 containing nineteen acres (19) more or less, and being more fully described in a deed of Nora V. O'Neil to Albert E. Winslow recorded in the P.M.C. Office for Greenville County in Deed Book 669 at page 336, and being all of the land described on said deed less that portion conveyed by Albert E. Winslow Nora V. O'Neil to Winslow, Inc. by deed recorded in said P.M.C. Office in Deed Book 669 at Page 333, reference to which deeds is prayed for a fuller description.

Beginning at an iron pin at the northeastern corner of the lot herein described which pin is the joint corner of the O'Neil and Jones properties, and running thence with the line of the O'Neil property S. 42-10W. 250 feet to an iron pin; thence continuing with the line of the O'Neil property, the following courses and distances: N. 47-50W. 200 feet to an iron pin and N. 42-10E 229.2 feet to an iron pin in the line of property now or formerly owned by Huff and Blakely; thence with the line of the Huff and Blakely property S. 70-50 E. 53.2 feet to an iron pin located in the old line; thence with the line of property formerly owned by Jones S. 47-50 E. 151 feet to the beginning corner. Being the same premises conveyed to the mortgagor by deed recorded in Deed Book 583, Page 257.

As a part of the consideration for this deed the grantee assumes and agrees to pay the balance due on a mortgage executed by the grantor to Fidelity Federal Savings & Loan Association in the sum of \$11,000.00 dated July 28, 1958, recorded in Mortgage Book 754, Page 77, the balance being approximately \$10,250.00.

Purchased from Albert E. Winslow 1-30-69 recorded 1-30-69 book 861 page 163

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.

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