



MORTGAGE OF REAL ESTATE --- SOUTH CAROLINA

This Mortgage made this 13th day of June, 1977, between Olin G. Wilson and Wanda F. Wilson

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 Ten Thousand and Eighty dollars Dollars (\$10,080.00), with interest from the date of maturity of said note at the rate set forth therein, due and payable in consecutive installments of \$168.00 each, and a final installment of the unpaid balance, the first of said installments being due and payable on the 13th day of July, 1977, and the other installments being due and payable on

- X 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.

If not contrary to law, this mortgage shall also secure the payment of renewals and renewal notes hereof together with all Extensions thereof, and this mortgage shall in addition secure any future advances by the mortgagor to the mortgagor as evidenced from time to time by a promissory note or notes.

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 those lots of land situate on the northern side of an unnamed road in the County of Greenville, State of South Carolina, being shown as all of Lot No. 10 and the western one-half of Lot No. 9 on a plat of the property of Pinnacle Lake development Subdivision, Section A, dated January 18, 1956, prepared by J. C. Hill, recorded in Plat Book KK at Page 99 in the R. M. C. Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of said unnamed road at the southwestern corner of Lot No. 10 and running thence N. 41-38 W. 65.5 feet to an iron pin on Oil Camp Creek; thence with said Creek 75 feet, more or less, to a point in the rear line of Lot 9; thence with a new line through Lot No. 9 S. 41-30 E. 102.5 feet to an iron pin on the northern side of said unnamed road; thence with said road S. 76-40 W. 25.5 feet to an iron pin at the joint front corner of Lots 9 and 10; thence still with said road S. 80-10 W. 65.5 feet to the point of beginning.

This is the same property conveyed to the grantors by deed recorded in Deed Book 983 at Page 467 in The R. M. C. Office for Greenville County.

This property is conveyed subject to all restrictions, zoning ordinances, rights-of-way and easements of record and on the ground which affect said property. Grantees are to pay 1975 county property taxes.

Purchased from Robert E. Elmore, Jr. and Carolyn H. Elmore recorded 6-9-75 book 1019 page 505 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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