

FILED
GREENVILLE CO. S. C.
MORTGAGE OF REAL ESTATE --- SOUTH CAROLINA

BOOK 1425 PAGE 922

This Mortgage made this 8th day of March, 1978, between
Carl E Pepper and Katherine Pepper (his wife as joint tenants)
called the Mortgagor, and Credithrift of America, 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 Nine Hundred Sixty Three and 10/100 5963.10), with interest from the date of maturity of said note at the rate set forth therein, due and payable in consecutive installments of \$ 158.15 each, and a final installment of the unpaid balance, the first of said installments being due and payable on the 8th day of April, 1978, 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.

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 that certain piece parcel or lot of land with the buildings and improvements thereon, lying and being on the westerly side of Bond Street, near the City of Greenville, S.C. and being designated as Lot No. 31 on Plat of Brookwood Forrset as recorded in the R.M.C. office for Greenville County, S.C. in Plat Book XX at page 97 and having according to said plat, the following metes and bounds to wit:

Beginning at an iron pin on the westerly side of Bond Street, joint front corners of Lots 30 and 31, and running thence along the common line of said lots, N 48-35 W 198.4 feet to a point in the center of a branch; thence along the center of said branch as the line on a traverse line, N 23-50 E 95 feet to a point, joint rear corners of Lots 31 and 32; thence along the common line of said lots, S 78-35 E 176 feet to an iron pin on the westerly side of Bond Street; thence along said street, S 11-25 W 90 feet to an iron pin, the point of beginning and being the same conveyed to the Grantors herein in Deed Book 927 at page 506.

Derrivation: recieved from Kenneth P Willis and Jo Anne Willis 9/12/75 Recorded 9/12/75
IN Deed Book 1024 at page 153.

TO

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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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