

MORTGAGE OF REAL ESTATE --- SOUTH CAROLINA

DONNIE S. TANKERSLEY

F L E D

This Mortgage made this tenth day of April MAY 2 1979, 19 79, between Harry W. and Grace G. Barnum

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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 nine thousand thirteen and 20/100 Dollars (\$9,013.20), with interest from the date of maturity of said note at the rate set forth therein, due and payable in consecutive installments of \$ 150.22 each, and a final installment of the unpaid balance, the first of said installments being due and payable on the sixteenth day of May 19 79, 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 that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 30, Phase 1-B of a subdivision known as Coachwood Forest as shown on plat thereof prepared by Wolfe & Huskey, Inc., 2/6/79, and recorded in the RMC Office for Greenville County in Plat Book 6-H, at Page 99, and having according to said plat, the following metes and bounds, to wit: Beginning at nail and cap in the center of Coachman Drive, joint front corner of Lots 29 and 30 and running thence with the center of said Drive S. 01-04 E. 290 feet to a nail in cap; thence following the center line of Bluestone Circle S. 45-26 W. 300 feet to an iron pin; thence along the common line of Lots 30 and 30-A N. 03-04 E. 301.8 feet to an iron pin in line of Lot 29; thence along the common line of Lots 29 and 30 N. 48-26 E. 300 feet to a nail in cap in center of Coachman Drive, the point of beginning.

This conveyance is made subject to all restrictions, setback lines, roadways, zoning ordinances, easements and right-of-way, if any, affecting the above-described property.

This is a portion of the property conveyed to the Grantors herein by deed of Frank P. McGowan, Jr. and Master in Equity for Greenville County, recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1021, at Page 51. Deed recorded July 11, 1975.

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As a part of the consideration herein, the Grantees herein specifically assume and agree to pay that certain mortgage in favor of Heritage Federal Savings and Loan Association in the principal amount of \$43,600.00, recorded in the RMC Office for Greenville County in Mortgage Book 1440, page 562, having a principal balance due thereon of \$43,600.00.

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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