

DONNIE STANKERSLEY  
 R.M.C. FILED  
 SEP 7 1979  
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MORTGAGE

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Travis B. Hamet and Joyce Hamet

WHEREAS I (we) hereinafter styled the mortgagor) in and by my (our) certain Note bearing even date herewith, stand firmly held and bound unto  
 Inset Discount Co., Inc., Greenville, S. C. (hereinafter also styled the mortgagee) in the sum of

\$ 4,455.00, payable in 60 equal installments of \$ 74.25 each, commencing on the  
 17th day of October 19 79 and falling due on the same of each subsequent month, as in and by the  
 said Note and conditions thereof, reference thereto had will more fully appear.

NOW, KNOW ALL MEN, that the mortgagor(s) in consideration of the said debt, and for the better securing the payment thereof, according to  
 the conditions of the said Note; which with all its provisions is hereby made a part hereof; and also in consideration of Three Dollars to the  
 said mortgagor in hand well and truly paid, by the said mortgagee, at and before the sealing and delivery of these Presents, the receipt where-  
 of is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the  
 said mortgagee, its (his) heirs, successors and assigns forever, the following described real estate:

ALL that piece, parcel or lot of land, with all improvements thereon, situate, lying  
 and being in the State of South Carolina, County of Greenville, Bates Township, near  
 Travelers Rest, South Carolina, being located at the intersection of the southern  
 side of Coleman Park Drive, with the southwestern side of Hart Street, being known  
 and designated as a portion of Lots 7,8, and 9 according to a survey of the property  
 of T.E. Hart prepared by N.O. McDowell, Jr., dated July 1946, and recorded in the RMC  
 Office for Greenville County in Plat Book P at Page 61 and having, according to plat  
 prepared for Leonidis C. Osborne and Carolyn S. Osborne by Terry T. Dill, C.E. dated  
 August 31, 1970, the following metes and bounds, to-wit;

BEGINNING at an iron pin at the intersection of the southern side of Coleman Park Drive  
 with the southwestern side of Hart Street and running thence with Hart Street, S. 36-15  
 E. 144 feet to an iron pin; thence S. 49-05 W. 125 feet to an iron pin; thence N. 10-  
 21 W. 194 feet to an iron pin on the southern side of Coleman Park Drive; thence with  
 Coleman Park Drive, N. 80-40 E. 45 feet to the beginning corner.

DERIVATION: Faye E. Pons to Leonidis C. Osborne and Carolyn S. Osborne by deed dated  
 October 22, 1970 recorded in the RMC Office for Greenville County in deed book 901 at  
 Page 103.

Grantee assumes mortgage of Grantor with North Carolina National Bank having an approx-  
 imate balance of \$4,769.93.

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 said Premises unto the said mortgagee, its (his) successors, heirs and assigns forever.

AND I (we) do hereby bind my (our) self and my (our) heirs, executors and administrators, to procure or execute any further necessary as-  
 surances of title to the said premises, the title to which is unencumbered, and also to warrant and forever defend all and singular the said  
 Premises unto the said mortgagee its (his) heirs, successors and assigns, from and against all persons lawfully claiming, or to claim the  
 same or any part thereof.

AND IT IS AGREED, by and between the parties hereto, that the said mortgagor(s) his (their) heirs, executors, or administrators, shall keep  
 the buildings on said premises, insured against loss or damage by fire, for the benefit of the said mortgagee, for an amount not less than the  
 unpaid balance on the said Note in such company as shall be approved by the said mortgagee, and in default thereof, the said mortgagee, its  
 (his) heirs, successors or assigns, may effect such insurance and reimburse themselves under this mortgage for the expense thereof, with  
 interest thereon, from the date of its payment. And it is further agreed that the said mortgagee its (his) heirs, successors or assigns shall be  
 entitled to receive from the insurance moneys to be paid, a sum equal to the amount of the debt secured by this mortgage.

AND IT IS AGREED, by and between the said parties, that if the said mortgagor(s), his (their) heirs, executors, administrators or assigns,  
 shall fail to pay all taxes and assessments upon the said premises when the same shall first become payable, then the said mortgagee, its  
 (his) heirs, successors or assigns, may cause the same to be paid, together with all penalties and costs incurred thereon, and reimburse  
 themselves under this mortgage for the sums so paid, with interest thereon, from the dates of such payments.

AND IT IS AGREED, by and between the said parties, that upon any default being made in the payment of the said Note, when the same shall  
 become payable, or in any other of the provisions of this mortgage, that then the entire amount of the debt secured, or intended to be secured  
 hereby, shall forthwith become due, at the option of the said mortgagee, its (his) heirs, successors or assigns, although the period for the  
 payment of the said debt may not then have expired.

AND IT IS FURTHER AGREED, by and between the said parties, that should legal proceedings be instituted for the foreclosure of this  
 mortgage, or for any purpose involving this mortgage, or should the debt hereby secured be placed in the hands of an attorney at law for col-  
 lection, by suit or otherwise, that all costs and expenses incurred by the mortgagee, its (his) heirs, successors or assigns, including a  
 reasonable counsel fee (of not less than ten per cent of the amount involved) shall thereupon become due and payable as a part of the debt  
 secured hereby, and may be recovered and collected hereunder.

PROVIDED, ALWAYS, and it is the true intent and meaning of the parties to these Presents, that when the said mortgagor, his (their) heirs,  
 executors or administrators shall pay, or cause to be paid unto the said mortgagee, its (his) heirs, successors or assigns, the said debt, with  
 the interest thereon, if any shall be due, and also all sums of money paid by the said mortgagee, his (their) heirs, successors, or assigns,  
 according to the conditions and agreements of the said note, and of this mortgage and shall perform all the obligations according to the true  
 intent and meaning of the said note and mortgage, then this Deed of Bargain and Sale shall cease, determine and be void, otherwise it shall  
 remain in full force and virtue.

AND IT IS LASTLY AGREED, by and between the said parties, that the said mortgagor may hold and enjoy the said premises until default of  
 payment shall be made.

WITNESS my (our) Hand and Seal, this 31st day of August 19 79

Signed, sealed and delivered in the presence of

WITNESS Nancy Jones  
 WITNESS E. J. Jones

Travis B. Hamet (L.S.)

Joyce Hamet (L.S.)



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