

FILED
 OCT 20 1983
 STATE OF SOUTH CAROLINA)
 COUNTY OF GREENVILLE)
 Ronnie S. Tate Notary
 RMC

1608 Lauriers Rd.
 Greenville SC 29601



MORTGAGE

WHEREAS Marvin Page, Jr. & Brenda H.

(hereinafter called the mortgagor), in and by his

certificated note of even date, stands firmly held and bound unto General Finance Corporation of South Carolina (hereinafter called the mortgagee) for the payment of the full and just sum of one thousand one hundred twenty and no/100ths (\$1,120.00**) Dollars, payable \$190.00 monthly, with the entire balance, if not sooner paid, being due Oct. 16, 19 83, with interest, as in and by the note, reference being had thereto, will more fully appear.

NOW, KNOW ALL MEN BY THESE PRESENTS: That the mortgagor, for and in consideration of the debt or sum of money aforesaid, and to better secure its payment to the mortgagee according to the condition of the note, and also in consideration of the further sum of THREE (\$3.00) DOLLARS to the mortgagor in hand well and truly paid by the mortgagee at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the mortgagee, its/his successors, heirs and assigns, the real property described as follows:

ALL those pieces, parcels or lot of land, together with all buildings and improvements thereon, situate, lying and being on the northern side of Camden Drive, in Gantt Township, Greenville County, South Carolina, being shown and designated as Lots Nos. 137 and 138 on a plat of ROCKVALE, SECTION 2, recorded in the RMC Office for Greenville County, S. C., in Plat Book QQ, Page 109, reference to which is hereby craved for the metes and bounds thereof.

The above property is a portion of the same property conveyed to the Grantor by deed of American Mortgage and Investment Company, recorded in Deed Book 893, page 31, and is hereby conveyed subject to rights of way, easements, setback lines, restrictions, public road and conditions reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

The Grantees agree to pay Greenville County property taxes for the tax year 1974 and subsequent years.

The above described property is hereby conveyed subject to a 12 and one-half foot portion of a 25 foot sanitary sewer line now owned by the Grantor affecting the rear portion of the above described property for the purposes of providing local sewer service to Rockvale Subdivision, Section 2.



TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the premises belonging, or in anywise appertaining.

TO HAVE AND TO HOLD, all and singular the premises unto the mortgagee, its/his successors, heirs and assigns forever.

AND the mortgagor does hereby bind himself and his heirs and successors to warrant and forever defend all and singular the premises unto the mortgagee, its/his successors, heirs and assigns, from and against himself and his heirs and successors, lawfully claiming, or to claim the same, or any part thereof.

AND IT IS AGREED, by and between the parties that the mortgagor, his heirs and successors and assigns, shall keep any building erected on the premises insured against loss and damage by fire for the benefit of the mortgagee, for an amount not less than the sum shown above, with such company as shall be approved by the mortgagee, its/his successors, heirs and assigns, and shall deliver the policy to the mortgagee; and in default thereof, the mortgagee, its/his successors, heirs or assigns may effect such insurance and reimburse themselves under this mortgage for the expense thereof, together with interest thereon at the rate provided in the note from the date of its payment. And it is further agreed, in the event of other insurance and contribution between the insurers, that the mortgagee, its/his successors, heirs and assigns, shall be entitled to receive from the aggregate of the insurance monies to be paid a sum equal to the amount of the debt secured by this mortgage.

AND IT IS AGREED, by and between the parties, that if the mortgagor, his heirs and successors or assigns, shall fail to pay all taxes and assessments upon the premise when they shall first become payable, then the mortgagee, its/his successors, heirs 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 sum so paid, with interest thereon at the rate provided in the note from the date of such payment.

AND IT IS AGREED, by and between the parties that upon any default for a period of more than ten days being made in the payment of the note or of the insurance premiums, or of the taxes, or of the assessments hereinabove mentioned, or failure to pay any other indebtedness which constitutes a lien upon the real property when the same shall severally become payable, then the entire unpaid amount of the debt (less any rebate of unearned Finance Charge) secured or intended to be secured hereby shall become due, at the option of the mortgagee, its/his successors, heirs or assigns, although the period for the payment thereof may not then have expired.

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