

FILED  
O. S. C.  
MORTGAGE OF REAL ESTATE - SOUTH CAROLINA

REC. 1540 43: 701

**This Mortgage** made this 4th day of MAY, 1981, between

Frank L. Dye and Dollie T. Dye

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 Seven thousand two hundred ninety-six and no/100- Dollars (\$7,296.00), with interest from the date of maturity of said note at the rate set forth therein, due and payable in consecutive installments of \$ 152.00 each, and a final installment of the unpaid balance, the first of said installments being due and payable on the 8th day of June, 1981, 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 Mortgagee 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 piece, parcel or lot of land, lying and situate in the County of Greenville, State of South Carolina, in Gantt Township, on the Southside of Pleasant Ridge Ave, and Being known and designated as Lot 136 and the easterly adjoining one-half (1/2) of lot 135 of Pleasant Valley Subdivion, as shown on plat prepared by Dalton & Neves, Engineers, dated April, 1946 and recorded in the RMC Office for Greenville County in Plat Book P, at Page 93, and being more particularly described in accordance with said plat, to-wit:

BEGINNING at an iron pin on the South Side Pleasant Ridge Avenue and Longhill Street, and running thence S. 89-52 W. 65 feet to an iron pin at the front center of Lot 135; thence S. 0-08 E. 160 Feet to an iron pin at the rear center of Lot 135; thence N. 89-52 E. 90 feet to an iron pin at the joint corner of Lots 136 and 161 on the West side of Longhill Street; thence N. 0-08 W. 135 feet along said street to an iron pin; thence continuing on an angle, the chord of which is N. 44-52 W. 35.3 Feet around the Southwest corner of the intersection of Longhill Street and Pleasant Ridge Ave. to the point of beginning.

THIS being the same property which Grantor herein recived by deed of A. L. Talley and Margaret C. Talley, Dated October 28, 1945 and recorded in the RMC Office for Greenville Sounty in Deed Book 511, at Page 168.

THIS property is conveyed subject to easements, rights-of-way and restrictions, if any, of record.

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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