

1608 Laurens Rd.
Greenville S.C. 29607
STATE OF SOUTH CAROLINA)
COUNTY OF Greenville)

Amount Financed - 18,205.49

FILED
MORTGAGE CO. S. C.

BOOK 1511 PAGE 427

MAY 15 3 28 AM '81

WHEREAS, John A Hill

JOHN A HILL

(hereinafter called the mortgagor), in and by his

certain 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 Thirty-nine Thousand three hundred

(\$ 39360.00) Dollars, payable in 120 monthly installments of \$328.00 each with the entire balance, if not sooner paid, being due

May 15, 1980, 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 that piece, parcel or lot of land situate in the State of South Carolina, County of Greenville, being known and designated as Lot No. 8, Golden Grove Estates, Section 1, as shown on a Plat thereof recorded in the R. M. C. Office for Greenville County, in Plat Book 4-R, at Page 1, and being described, according to said Plat, as follows:

Beginning at an iron pin on the northern side of Golden Grove Circle, at the joint front corner of Lots 8 and 9, and running thence along the line of Lot 9 N. 12-41 E. 210.0 feet to an iron pin; thence S. 77-19 E. 120.0 feet to an iron pin at the joint rear corner of Lots 7 and 8; thence along the line of Lot 7 S. 12-41 W. 210.0 feet to an iron pin on the northern side of Golden Grove Circle; thence along Golden Grove Circle N. 77-19 W. 120.0 feet to the beginning corner.

This conveyance is made subject to such easements, rights-of-way and restrictions of record or as appear on the premises.

This is the same property conveyed to the grantor herein by deed recorded in the R.M.C. Office for Greenville County, in Deed Book 901, at Page 175. *from David East*

Maple, 10/1/76, 10/23/76
As part of the consideration herein, the grantee assumes and agrees to pay that certain mortgage in favor of First Federal Savings & Loan Association in the principal amount of \$20,500.00, recorded in the R. M. C. Office for Greenville County, in Mortgage Book , at Page , and having a present principal balance due thereon of \$20,623.65.

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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