

# REAL ESTATE MORTGAGE

BOOK 1544 PAGE 212

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED

WHEREAS, JAMES E. EDWARDS and ALTHEA M. EDWARDS (hereinafter called the mortgagor), in and by his certain promissory note of even date, stands fully paid and bound unto Barclays American Corporation, doing business as

Barclays American Financial, (hereinafter called the mortgagee) for the payment of the full and just sum of FIVE THOUSAND, THREE

HUNDRED, FORTY-NINE and 05/100 (S 5,349.05) Dollars, plus finance charge, with the first installment

due and payable on July 18, 1981, and the final installment being due June 18, 1987 as in and by the

promissory note, reference being had thereto, will more fully appear. The Amount Financed is FIVE THOUSAND, THREE HUNDRED,

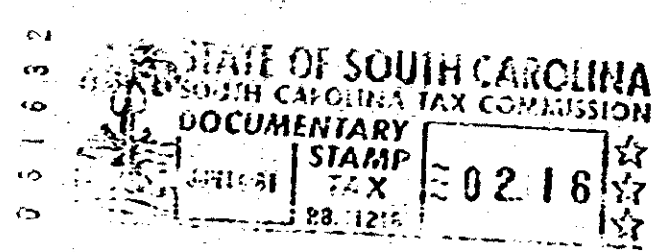
FORTY-NINE and 05/100 (S 5,349.05) Dollars.

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 heirs and assigns, the real property described as follows:

All that certain piece, parcel or lot of land situate, lying and being in the State and County aforesaid, O'Neal Township, about one half mile West from O'Neal, lying on the Southeast side of the road that leads from the May's Bridge Road to the O'Neal School and on the Northern side of a community road, being bounded on the Northwest by the above named road and lands of W.E. Duncan, on the East by lands of myself and on the Southwest by lands of H.M. Pitts, and being the same lot of land conveyed to me by deed from W.E. Duncan September 12th, 1944, recorded in the Office of the R.M.C. for Greenville County in Deed Book 267 at Page 280, and having the following courses and distances, to-wit:

BEGINNING on an iron pin in the center of the above named road, joint corner of lands of W.E. Duncan and of H.M. Pitts and I.E. Duncan and on the original line of lands of myself, and runs thence with my original line S. 0-15 E. 234 feet to an iron pin on the said original Roe line and being in the said community road; thence with the community road N. 62-10 W. 168 feet to an iron pin in the road that leads to the O'Neal School; thence with this road N. 43-15 E. 215 feet to the beginning corner, containing Four Tenths (0.4) of one acre, more or less.

DERIVATION: See Deed of Annie B. Roe, dated October 17, 1953, and recorded in the RMC Office for Greenville County in Deed Book 488, Page 6.



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 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 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 and with such company as shall be approved by the mortgagee, its heirs and assigns, and shall deliver the policy to the mortgagee; and in default thereof, the mortgagee, its heirs and assigns may, but have no duty to, 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 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 heirs and 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 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 amount of the debt secured or intended to be secured hereby shall become due, at the option of the mortgagee, its heirs and assigns, although the period for the payment thereof may not then have expired.

AND IT IS AGREED, by and between the parties that should legal proceedings be instituted for the collection of the debt secured hereby, then the mortgagee, its heirs and assigns, shall have the right to have a receiver appointed of the rents and profits of the premises, who, after deducting all charges and expenses attending such proceedings, and the execution of the trust as receiver, shall apply the residue of the rents and profits towards the payment of the debt secured hereby.

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