

REAL ESTATE MORTGAGE, BLACK & GASTON

STATE OF SOUTH CAROLINA

OFFICE OF THE REGISTER OF DEEDS

BOOK 1545 PAGE 552

COUNTY OF Greenville

JUN 25 AM '81

WHEREAS, BENJAMIN E. MORGAN (hereinafter called the mortgagor), in and by his certain promissory note of even date, stands fully held 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 THIRTY THOUSAND FIFTY

FOUR DOLLARS AND 25/100 (\$ 30,054.25) Dollars, plus finance charge, with the first installment

due and payable on July 30, 19 81, and the final installment being due June 30, 19 96, as in and by the

promissory note, reference being had thereto, will more fully appear. The Amount Financed is THIRTY THOUSAND FIFTY FOUR

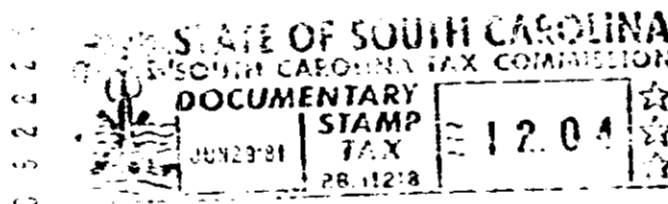
DOLLARS AND 25/100 (\$ 30,054.25) Dollars.

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 parcel or lot of land located on the northeast side of the J. Waymon Smith Road about one mile south of the City of Greer, Chick Springs Township, Greenville County, State of South Carolina, and being known and designated as Lot No. 10, on a plat of property made for Mr. J. Waymon Smith by H. C. Brockman, Surveyor, dated November 9, 1948, recorded in the R.M.C. Office for Greenville County, and having the following courses and distances:

BEGINNING on an iron pin on the northeast side of the said J. Waymon Smith Road, joint corner of Lots Nos. 9 and 10, and runs thence with the common line of these lots, N. 48-47 E. 188.08 feet to an iron pin; thence S. 30-38 E. 85.1 feet to an iron pin on street; thence with the margin of the street, S. 49-07 W. 187.5 feet to an iron pin on said J. Waymon Smith Road; thence therewith, N. 40-00 W. 84 feet to the beginning corner.

THIS is the same property conveyed to the Mortgagor's herein by deed of Carl Duncan and Estelle R. Duncan, dated March 24, 1967, and recorded March 27, 1967, in the R.M.C. Office for Greenville County in Deed Book 816 at Page 327.



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.

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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.