

1561 569

GR: FILED
S.C.
10 19 AM '82
R.M.C.

REAL ESTATE MORTGAGE

LENDER - MORTGAGEE

FORD MOTOR CREDIT COMPANY

211 Century Dr., Suite 100-C, Greenville, S.C. 29607

BORROWER(S) - MORTGAGOR(S)

Woodrow Suber and Lois A. Suber

30 Potomac Ave., Greenville, S.C. 29605

STATE OF SOUTH CAROLINA)
County of Greenville)



TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, the undersigned Mortgagor(s) hereinafter referred to as "Mortgagor" in and by that certain Promissory Note, bearing Loan Date 1-12-82, stand firmly held and bound unto Ford Motor Credit Company hereinafter sometimes referred to as "Mortgagee," in the penal sum of Eleven Thousand Four Hundred and no/100 DOLLARS, conditioned for the payment of the full and just sum of Seven Thousand Four Hundred Eighty-Two and 25/100 DOLLARS as in and by the said Promissory Note and condition thereof, reference being thereunto had, will more full appear.

NOW, KNOW ALL MEN, THAT said Mortgagor Woodrow Suber & Lois A. Suber in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mortgagee, according to the condition of the said Promissory Note, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Mortgagee.

FORD MOTOR CREDIT COMPANY,
ITS SUCCESSORS AND ASSIGNS:

ALL that piece, parcel or lot of land situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 3 on Plat of H. J. Brown and also known as lot No. 3 on Plat of John Ferdinand Lindstrom, which latter plat is recorded in the R.M.C. Office for Greenville County in Plat Book JJ at Page 61, and having, according to said plat, the following metes and bounds, to-wit: BEGINNING at an iron pin on the northwesterly side of Potomac Avenue (formerly Hassie Street) joint front corner of Lots 3 and 4, which iron pin is 661.7 feet in a southwesterly direction from the intersection of Augusta Road and Potomac Avenue, and running thence along Potomac Avenue S. 64-03 W. 65.1 feet to an iron pin, joint front corner of Lots 2 and 3; thence N. 29-02 W. 205.8 feet to an iron pin, joint rear corner Lots 2 and 3; thence N. 60-42 E. 65 feet to an iron pin, joint rear corner Lots 3 and 4; thence S. 29-02 E. 209.6 feet to an iron pin, the point of beginning, and being the same property described in a deed from Edward Kloefer to Charles F. Sims, Jr. and Lewis C. Barker, Jr. dated February 20, 1976; this being the property conveyed to the mortgagors by deed of Charles F. Sims, Jr. and Lewis C. Barker, Jr. dated May 24, 1976 and recorded in Deed Book 1036 at Page 825; also known as 30 Potomac Ave., Greenville, S.C.

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

TO HAVE AND TO HOLD all and singular the said premises unto the said Mortgagee, its successors and assigns forever. And the Mortgagor does hereby bind his heirs, executors, and administrators, to warrant and forever defend all and singular the said premises unto the said Mortgagee, its successors and assigns, from and against his heirs, executors, administrators and assigns, and all other persons whomsoever lawfully claiming or to claim the same or any part thereof

AND IT IS AGREED, by and between the said parties, that the said Mortgagor, his heirs, executors or administrators, shall and will forthwith insure the house and building on said lot, and keep the same insured from loss or damage by fire in at least such sums as the Mortgagee shall from time to time require and assign the policy of insurance to the said Mortgagee its successors or assigns. And in case the Mortgagor at any time neglects or fails so to do, then the said Mortgagee, its successors or assigns, may cause the same to be insured in its own name, and reimburse itself for the premium and expenses of such insurance under the mortgage

AND IT IS AGREED, by and between the said parties in case of default in any of the payments of interest or principal as herein provided for, or in the said Promissory Note for which this instrument is evidence of security, the whole amount of the debt secured by this mortgage shall at the option of the said Mortgagee become immediately due and payable

AND IT IS FURTHER AGREED, that said Mortgagor, his heirs and assigns, shall pay promptly all taxes assessed and chargeable against said property, and in default thereof, that the holder of this mortgage may pay the same, whereupon the entire debt secured by this mortgage shall immediately become due and payable, if the Mortgagee shall so elect

0550

4328 RV-23