

1603 James Rd
Greenville
STATE OF SOUTH CAROLINA)
COUNTY OF Greenville)

MORTGAGE

GR. FILED
20. S. C.
APR 19 1982
RMC
HERSLEY

BOOK 1565 PAGE 448

WHEREAS Jeffrey A. Orndorff and Catherine W. Orndorff (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 **FOUR THOUSAND FIVE HUNDRED THIRTY SIX AND NO/100** (\$4536.00*****) Dollars, payable **in 36 monthly installments** of \$126.00 each with the entire balance, if not sooner paid, being due March 8, 1985, 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 mortgagor 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:

Jeffrey A. Orndorff and Catherine W. Orndorff, their heirs and assigns, forever:

All that certain piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, shown as Lot 42 on plat of Elizabeth Heights recorded in Plat Book F at page 208 in the RMC Office for Greenville County and fronting 60 feet on the eastern side of Herbert Street, running back to a depth of 150 feet, and being 60 feet across the rear.

This is the same property conveyed to the grantor by deed recorded in Deed Book ¹⁰² 1010 at page ⁵⁵⁰ 371 in the RMC Office for Greenville County. *CAROL J. DUNCAN - Grantor*
Aug. 11, 1975

The above conveyance is subject to all rights of way, easements and protective covenants affecting the property appearing upon the public records of Greenville County.

As Part of the foregoing conveyance the grantee assumes and agrees to pay the outstanding balance due on a mortgage to Aiken-Speir, Inc. recorded in Mortgage Book 1327 at page 593 having a current balance due of \$14,391.41 covering the subject property.



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.

400 8 26361801

8
4
4
0

4328 RV-2