

1035-130

FILED
GREENVILLE, S.C.
MAY 11 9 42 AM '07
JUN 11 1907
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)

Billy H. Vance & Ruby K. Vance

2112, Fairview Dr., Greenville, S.C. 29607



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 11-11-87, stand firmly held and bound unto Ford Motor Credit Company hereinafter referred to as "Mortgagee," in the penal sum of One Hundred Seventy Thousand Two Hundred Eight DOLLARS, conditioned for the payment of the full and just sum of Fifty Thousand Nineteen and 2/100 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 Billy H. Vance & Ruby K. Vance 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 certain piece, parcel, or lot of land in the County of Greenville, State of South Carolina, containing 2.01 acres, more or less, and being shown on plat prepared by Carolina Surveying Co., 2 June 1907, and having, according to said plat, the following notes and bounds, to-wit:
BEGINNING at an iron pin at corner of property of Hunslett, said pin being N. 86-40 W. 290 feet from the westerly side of Sleepy Hollow Drive, and running thence with Hunslett's line, S. 2-03 S. 325.8 feet to a point on branch; thence with the branch as the line, the traverse line of which is S. 32-04 W. 147.2 feet to a point; thence continuing thence with said branch, the traverse line of which is N. 32-19 W. 158.7 feet to a point at corner of property of Van Riper; thence with line of Van Riper, N. 4-24 E. 293.7 feet to an iron pin; thence S. 34-40 E. 244.2 feet to the point of BEGINNING. Being the property conveyed to the mortgagors by deed of Sue P. Jones, dated 2-17-07 and recorded in Book 92, at Page 301.

The above property is also known as Rt. 12, Fairview Dr., 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

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