

84 x \$151.66 each

Amount financed exclusive of interest

\$7,216.29

Recording Information: Filed this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M. and recorded in Book \_\_\_\_\_, page \_\_\_\_\_ Fee \$ \_\_\_\_\_

VOL 1856 PAGE 937

R.M.C. or Clerk of Court

County, S.C.

SATISFACTION: The debt secured by the within Mortgage together with the contract secured thereby has been satisfied in full.

This the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_

Signed: \_\_\_\_\_

Mail after recording to Robert Kay, AMERICAN DREAM REALTY & MORTGAGE CO INC, 7339 SW 45 St, Miami, Florida 33155  
This instrument was prepared by Robert Kay, AMERICAN DREAM REALTY & MORTGAGE CO. INC

### SOUTH CAROLINA MORTGAGE

THIS MORTGAGE made this 20 day of January, 19 84, by and between:

#### MORTGAGOR

ROOSEVELT NELSON and  
BETTYE ELLISON NELSON, his wife  
18 Pacific Ave,  
Greenville,  
South Carolina, 29605

#### MORTGAGEE

BEHR CONTRACTING, INC  
22 Potomac Avenue,  
Greenville,  
South Carolina, 29605

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Mortgagor and Mortgagee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

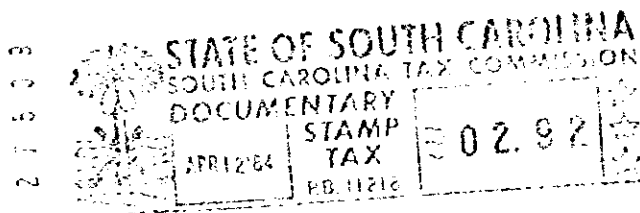
WITNESSETH, That whereas the Mortgagor is indebted to the Mortgagee in the principal sum of Seven Thousand Two Hundred Sixteen Dollars and Thirty-eight Cents Dollars (\$ 7216.38 ), as evidenced by a Home Improvement Consumer Credit Sale Agreement (Contract) of even date herewith, the terms of which are incorporated herein by reference. The final due date for payment of said Contract, if not sooner paid, is MARCH 10, 1991

TO SECURE to Mortgagee the repayment of the indebtedness evidenced by the Contract, together with all extensions, renewals or modifications thereof, the payment of all other sums advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Mortgagor herein contained, Mortgagor does hereby mortgage, grant and convey to Mortgagee and Mortgagee's heirs, successors and assigns the following described property located in the County of GREENVILLE State of South Carolina;

ALL those lots of land in the City of Greenville, County of Greenville, state of South Carolina, being known and designated as Lots 328 and 329 on plat of PLEASANT VALLEY subdivision recorded in Plat Book P pages 92 and 93, and having according to a recent survey made by R.B. Bruce R.L.S, April 26, 1972, in the aggregate a frontage of 120 feet on the north side of Pacific Avenue, a parallel depth of 147 feet and a rear width of 120 feet.

A/K/A 18 Pacific Ave, Greenville, South Carolina, 29605

This is the same property conveyed to the mortgagors by deed of Neeley E. Scott recorded in the R.M.C. Office for Greenville County in Deed Book 942, page 184 April 28, 1972.



being the same premises conveyed to the Mortgagor by deed of \_\_\_\_\_ David G. Traxler

dated \_\_\_\_\_, 19\_\_\_\_, recorded in the office of the \_\_\_\_\_ of \_\_\_\_\_ County in \_\_\_\_\_ Deed Vol 469 Pg 312 and Deed Vol 561 Pg 430 of which the description in said deed is incorporated by reference.

TO HAVE AND TO HOLD unto Mortgagee and Mortgagee's heirs, successors and assigns forever, together with all the improvements now or hereafter erected on the property, and all fixtures now or hereafter attached to the property, all of which including replacements and additions thereto shall be deemed to be and remain in a part of the property covered by this Mortgage, and all of the foregoing, together with said property are herein referred to as the "Property."

Mortgagor and Mortgagee covenant and agree as follows:

1. PAYMENT OF CONTRACT. Mortgagor shall promptly pay when due the indebtedness evidenced by the Contract, and late charges as provided in the Contract.

2. INSURANCE. Mortgagor shall keep all improvements on said land, now or hereafter erected, constantly insured for the benefit of the Mortgagee against loss by fire, windstorm and such other casualties and contingencies, in such manner and in such companies and for such amounts, not exceeding that amount necessary to pay the sum secured by this Mortgage, and as may be satisfactory to the Mortgagee. Mortgagor shall purchase such insurance, pay all premiums therefor, and shall deliver to Mortgagee such policies along with evidence of premium payment as long as the Contract secured hereby remains unpaid. If Mortgagor fails to purchase such insurance, the premiums therefor or the proceeds of said policies along with evidence of payment of premiums thereon, then Mortgagee, at its option, may purchase such insurance. Such amounts paid by Mortgagee shall be added to the Contract secured by this Mortgage, and shall be due and payable upon demand by Mortgagee to Mortgagee.

0937

4328 RV-2