

Amount financed exclusive of interest \$2,756.14

24 x \$137.59 each.

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

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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 & MTG. CO INC, 7339 SW 45 St, Suite A, Miami Florida 33155
This instrument was prepared by Robert Kay, AMERICAN DREAM REALTY & MORTGAGE CO INC

SOUTH CAROLINA MORTGAGE

THIS MORTGAGE made this 8 day of February, 1984, by and between:

MORTGAGOR
WOODROW W. MAJOR and
CLEMINTINE MAJOR, his wife
199 Prosperity Ave,
Greenville,
South Carolina, 29605

MORTGAGEE
BEHR CONTRACTING, INC
22 Potomic Ave,
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 Three thousand three hundred two and 16/100----- Dollars (\$3,302.16),

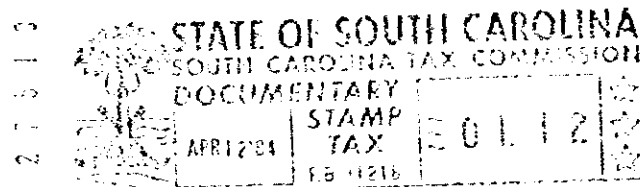
as evidenced by a Home Improvement Consumer Credit Sale Agreement (Contract) of even date herewith, the terms of which are incorporated herein by reference. The final due date for payment of said Contract, if not sooner paid, is FEBRUARY 20, 1986.

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 that lot in Greenville Township, Greenville County, South Carolina, on the northeast side of Prosperity Street and having the following metes and bounds:

BEGINNING at an iron pin on Prosperity Street corner of Allen Cook's property and thence running along said street S 29-43 W 134 feet to an iron pin; thence S28-37 E 336.7 feet to an iron pin in the line of property formerly belonging to Lucy Copeland; thence along that line N57-45 E 114.3 feet to an iron pin; thence N28 - 37 W 400 feet to the beginning corner on Prosperity Street.

The property herein conveyed contains 0.96 acres, more or less, and is a part of the same conveyed to John Dreher by E.W. Biggs.



being the same premises conveyed to the Mortgagor by deed of John Dreher

dated August 4, 1951, 19____, recorded in the office of the Greenville County R.M.C. Office on 31 Aug. 1951 of _____ County in Book 441 Page 79 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 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, pay the premiums therefor or deliver 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.

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