

Amount financed exclusive of interest \$2,350.00

VOL 1685 PAGE 616

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

GR...  
OCT 15 3 40 PM '94  
DOWN...  
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, Miami, Fla 33155

This instrument was prepared by Robert Kay, AMERICAN DREAM REALTY & MORTGAGE CO INC

### SOUTH CAROLINA MORTGAGE

THIS MORTGAGE made this 8 day of May, 19 84, by and between:

**MORTGAGOR**  
WILLIE BERRY and LOUISE BERRY, his wife

Rt 5,  
Epps Dr,  
Simpsonville,  
South Carolina, 29681

**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.

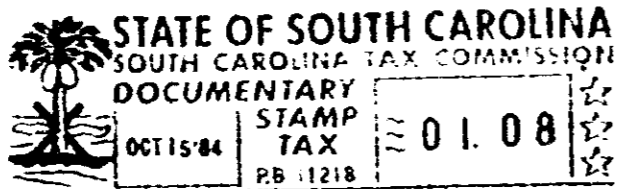
The designation Mortgagor and Mortgagee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, That whereas the Mortgagor is indebted to the Mortgagee in the principal sum of \_\_\_\_\_

Three thousand five hundred eighty and 20/100----- Dollars (\$3,580.20),  
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 \_\_\_\_\_

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 certain piece, parcel or lot of land with improvements thereon, situate, lying and being in Greenville County, State of South Carolina, and being more particularly described: Beginning at an iron pin in the center of unimproved County road, 144 feet North of the Southwestern most corner of the Nataniel Madden property line and running North a distance of 100 feet to an iron pin at the Joe Allen Madden property line; thence turning at a right angle and running East a distance of 190 feet along Nataniel Madden property line to an iron pin; thence turning at a right angle and running South a distance of about 110 feet to an iron pin; thence turning at a right angle and running west a distance of about 190 feet to an iron pin at point of beginning. Bounded on the North and East by property of Joe Allen Madden, bounded on the West by unimproved County road. Said land containing one acre more or less. The above lot of land deeded to Jerry Sullivan from Nathaniel Madden by deed dated May 30 1961 and recorded in RMC Office for Greenville County in Deed Book 675, Page 407.



being the same premises conveyed to the Mortgagor by deed of Willie James Madden from Jerry Sullivan

dated July 17, 19 61, recorded in the office of the RMC of Greenville, County in Book 673, Page 541 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, 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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