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BOOK 31 PAGE 318
ORIGINAL—RECORDING
DUPLICATE—OFFICE COPY
TRIPPLICATE—CUSTOMER

REAL ESTATE MORTGAGE
(Prepare in Triplicate)



STATE OF SOUTH CAROLINA COUNTY OF Greenville

First Payment Due Date	Final Payment Due Date	Loan Number	Date of Note	No. of Monthly Payments	Amount of Each Payment	Filing, Recording and Release Fee
10-16-72	9-16-77	7743	9-05-72	60	60.00	4.44
Auto Insurance	Accident and Health Ins. Premium	Credit Life Ins. Premium	Cash Advance (Total)	Initial Charge	Finance Charge	Amount of Note (Loan)
		180.00	2527.74	52.55	919.71	3600.00

MORTGAGORS

(Names and Addresses)

Caroline Falbert
James L. Falbert
205 Endless Dr., Dogwood Acres
Greer, S.C. 29651

MORTGAGEE

COMMERCIAL CREDIT PLAN
INCORPORATED

Grant Plaza

Greer,

SOUTH CAROLINA

For Greenville County, S.C., in Plat Book "00", pages 35 and 37.

30644

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 Premises before mentioned unto the said mortgagee, its successors and Assigns forever. And they do hereby bind their 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 their Heirs, Executors, Administrators and Assigns and every person whomsoever lawfully claiming or to claim the same or any part thereof.

The mortgagor does hereby covenant and agree to procure and maintain insurance in the amount sufficient to cover this mortgage, against all loss or damage by fire, in a fire insurance company acceptable to the mortgagee herein, upon all buildings now or hereafter existing upon the real estate, and to assign such insurance to the mortgagee as additional security, and in default thereof said mortgagee may procure and maintain such insurance and add the expense thereof to the principal of the mortgage debt as a part of the principal and the same shall bear interest at the same rate and on the same terms as the balance of the mortgage debt and the lien of the mortgage shall be extended to include and secure the same. In case said mortgagor shall fail to procure and maintain either or both said insurance as aforesaid, the whole debt secured hereby shall be the debt of the mortgagee, become immediately due and payable, and this without regard to whether or not said mortgagee shall have procured or maintained such insurance as herein permitted.

Mortgagor does hereby covenant and agree to pay promptly when due all taxes and assessments which may be levied or assessed against said real estate, and also all judgments or other charges, liens or encumbrances that may be recovered against the same or that may become a lien thereon, and in default thereof said mortgagee shall have the same rights and options as aforesaid provided in case of insurance.

And if at any time any part of the debt secured hereon, be lost and unpaid, Mortgagee hereby assigns the rents and profits of the above described premises to the said mortgagee, or its successors or Assigns and agree that any Judge of the Circuit Court of said State, may, at chambers or otherwise, appoint a receiver, with authority to take possession of said premises and collect said rents and profits, applying the net proceeds thereof (after paying costs of collection) upon said debt, interest, cost of expense; without liability to account for anything more than the rents and profits actually collected.