



MORTGAGE

BOOK 43 PAGE 13373214  
EPPN 1248 PAGE 114

County of <b>GREENVILLE</b>	Date of this Mortgage Month <b>August</b> Day <b>4</b> Year <b>1972</b>
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Name of Home Owner(s) and Spouse <b>FRED W. BARBARE + wife Lillian</b>	Residence <b>Route 7 Box 77 GREER SC</b>
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bound jointly and severally, if this mortgage is signed by more than one individual (hereinafter called the mortgagor), is justly indebted to

Name of Contractor <b>A.A. Construction Co.</b>	Principal Office of Contractor <b>Charlotte NC 725 Providence Road</b>
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its heirs, successors and assigns (hereinafter called the mortgagee), in the SUM OF **Two thousand Nine Hundred & forty three** <sup>60</sup>/<sub>100</sub> dollars, (\$ **2943.<sup>60</sup>**)

SAID SUM TO BE PAID AS FOLLOWS:	Number of installments	Amount of each installment	First Installment due on Month Day Year	Payable thereafter <sup>monthly</sup> the <u>1st</u> day of each month
	<b>60</b>	<b>49<sup>60</sup></b>	<b>October 1 1972</b>	

together with interest at seven (7%) per cent per annum on all matured and unpaid installments, according to a promissory note bearing even date herewith, and whereas the grantor desires to secure the payment of said note(s);

thereof. AND the mortgagor covenants with the mortgagee that: The mortgagor will pay the indebtedness as hereinbefore provided; keep the buildings insured against loss or damage by fire for the benefit of the mortgagee in an amount not less than the actual value thereof; observe and perform all covenants, terms and conditions of any prior mortgage; pay all taxes, assessments, water rates, insurance premiums, installments of principal and interest on any prior mortgage, and in any payment the mortgagee may pay the same and the mortgagor shall repay to the mortgagee the amount so paid together with interest at 7% per annum. All amounts to be added to the indebtedness secured by this mortgage shall be removed or demolished without the consent of the mortgagee; the mortgagee shall be entitled to the appointment of a receiver to and to take possession upon default being made upon the payment of any installment hereafter specified in the due date hereof, or upon default upon any of the other terms, covenants or conditions of this mortgage or of the fee, secured hereby, or in the event of sale or transfer of the premises to the mortgagee, the entire unpaid balance shall immediately become due and payable at the option of the mortgagee. The successors and assigns of this mortgage may be foreclosed. Should any legal proceedings be instituted for the foreclosure of this mortgage, or should the mortgagor become a party of any suit involving this mortgage or the title to the premises described herein, or should the debt secured hereby or any part thereof be placed in the hands of an attorney at law for collection by suit or otherwise, all costs and expenses incurred by the mortgagee, and a reasonable attorney's fee, shall thereupon become due and payable to the mortgagee, at the option of the grantor, as a part of the debt secured hereby, and may be recovered and collected hereunder. This mortgage is exempt from all taxes, assessments and other exemptions and appraisement rights.

The mortgagor hereby authorizes the mortgagee to execute and file a copy of this mortgage with the proper description and any other terms in accordance with the state which secured by no that this document is a valid and subsisting mortgage and further agrees that the manual transfer of this mortgage to the mortgagee or his agent shall be a valid and adequate delivery of this mortgage.

That no waiver by the mortgagee of any breach of any provision by grantor herein shall be construed as a waiver of any subsequent breach of the same or any other provision herein.

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GREENVILLE CO. S.C.  
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