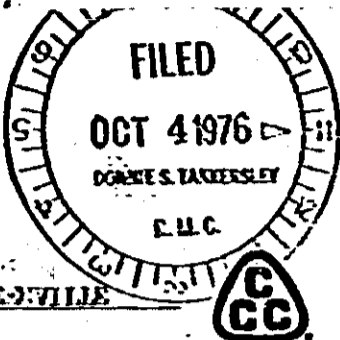


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BOOK 1379 PAGE 543  
BOOK 51 PAGE 519  
ORIGINAL—RECORDING  
DUPLICATE—OFFICE COPY  
TRIPPLICATE—CUSTOMER

**REAL ESTATE MORTGAGE**  
(Prepare in Triplicate)

STATE OF SOUTH CAROLINA, COUNTY OF GREENVILLE

Loan Number	Amount of Note (Dollars)
5697.00	

OCT 11 1976

**MORTGAGORS**  
(Names and Addresses)

Harold Dean Hawkins  
Shelvie S. Hawkins  
106 Brasby Creek Road  
Greer, S. C. 29651

**MORTGAGEE**  
COMMERCIAL CREDIT PLAN INCORPORATED

GREER PLAZA  
GREER, SOUTH CAROLINA

Evelyn E. Allen)  
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, administrators and assigns and every person whose name or lawfully claiming or to claim the same or any part thereof, the debt secured by the within mortgage has been satisfied

The Mortgagee shall cause to be procured and maintained in full force and effect a fire and theft insurance policy on the premises covered by this mortgage, against all loss or damage by fire, in some insurance company acceptable to the Mortgagee herein, on all buildings now or hereafter existing upon said real estate, and to assign such insurance to the Mortgagee as beneficiary, and in default of such insurance, the Mortgagee shall maintain such insurance and add the expense thereof to the face of the mortgage debt as a part of the principal and the same shall bear interest at the same rate and in the same manner as the balance of the mortgage debt. If the mortgagee shall fail to procure and maintain such insurance, the whole debt secured hereby shall, at the option of the Mortgagee, become immediately due and payable, and this without prejudice to the Mortgagee's right to foreclose as above permitted.

Mortgagee does hereby warrant and agree to pay promptly when due all taxes and assessments that may be levied or assessed against said real estate, and also all judgments, liens, encumbrances that may be recorded against the premises that may become a lien thereon, and in default thereof said Mortgagee shall have the same rights and options as above provided in case of insurance.

And if at any time any part of said debt, or interest thereon, be past due 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 charge, 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.

AND IT IS AGREED, by and between the said parties that in case of default by Mortgagee in any of the payments due as provided in said note in case of default by Mortgagee in the performance of any of the provisions of this mortgage, the whole amount of the debt secured by this mortgage shall become due and payable at once at the option of the Mortgagee.

AND IT IS AGREED by and between the parties that in case of foreclosure of this mortgage, by suit or otherwise, the Mortgagee shall recover of the Mortgagee a reasonable sum as attorney's fee, not to exceed 15% of the unpaid debt after default and referral to an attorney not a salaried employee of Mortgagee, which shall be secured by this mortgage, and shall be included in judgment of foreclosure.

PROVIDED ALWAYS, nevertheless, and it is the true intent and meaning of the parties of these Presents, that when the said Mortgagee, do and shall well and truly pay or cause to be paid unto the said Mortgagee the debt or sum of money aforesaid, with interest thereon, if any be due, according to the true intent and meaning of said note, then this deed of bargain and sale shall cease, determine, and be utterly null and void, otherwise to remain in full force and virtue.

CCC 1575-D—South Carolina

Printed in U.S.A.

Rh Ritchey  
and William

12/74

SEP 23 10 05 AM '77  
GREENVILLE, S.C.

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