

Dec 19 5 01 P.M. MORTGAGE OF REAL ESTATE -- SOUTH CAROLINA

This Mortgage made this 16th day of December, 1977, between Paul F. Friddle and Mary T. Friddle (his wife as joint tenant)

called the Mortgagor, and Credithrift of America, hereinafter called the Mortgagee.

WITNESSETH

WHEREAS, the Mortgagor in and by his certain promissory note in writing of even date herewith is well and truly indebted to the Mortgagee in the full and just sum of Twenty-three thousand eight hundred three dollars and 8/100 (\$23,803.08), with interest from the date of maturity of said note at the rate set forth therein, due and payable in consecutive installments of \$283.37 each, and a final installment of the unpaid balance, the first of said installments being due and payable on the 16th day of January, 1978, and the other installments being due and payable on

YOUNG, SPIVEY & GROSS  
ATTORNEYS AT LAW  
GREENVILLE, S. C.

Mortgage of Real Estate  
GREENVILLE CO. S. C.

BOOK 61 PAGE 363  
RECORDED DEC-19-1977 AT 5:01 P.M.  
Notary Public for S. C. (SEAL)  
day of December AD 1977  
Greenwood my hand and seal this 16th day of December 1977  
I, Notary Public for S. C. (SEAL)  
AD 1977

Lot 15, Hiwassee Dr., Indian Hills  
\$23,803.08

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
I, Notary Public for S. C. (SEAL)  
AD 1977  
do hereby certify that the within named Paul T. Friddle did this day appear before me, and upon being privately and separately examined by me, did declare that she does freely, voluntarily and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release, and forever relinquish unto the within named Credithrift of America its successors and assigns, all her right and claim of Dower of, in or to all and singular the premises within mentioned and released.  
Greenwood my hand and seal this 16th day of December 1977  
Notary Public for S. C. (SEAL)  
AD 1977

Together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident or appertaining, or that hereafter may be erected or placed thereon.  
TO HAVE AND TO HOLD all and singular the said premises unto the Mortgagor, its successors and assigns forever.  
The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrances whatsoever. The Mortgagor further covenants to warrant and forever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.  
The Mortgagor covenants and agrees as follows:  
1. To pay all sums secured hereby when due.  
2. To pay all taxes, levies and assessments which are or become liens upon the said real estate when due, and to exhibit promptly to the Mortgagee the official receipts therefor.  
3. To provide and maintain fire insurance with extended coverage endorsement, and other insurance as Mortgagee may require, upon the building and improvements now situate or hereafter constructed in and upon said real property, in companies and amounts satisfactory to and with loss payable to the Mortgagee; and to deliver the policies for such required insurance to the Mortgagee.  
4. In case of breach of covenants numbered 2 or 3 above, the Mortgagee may pay taxes, levies or assessments, contract for insurance and pay the premiums, and cause to be made all necessary repairs to the buildings and other improvements, and pay for the same. Any amount or amounts so paid out shall become a part of the debt secured hereby, shall become immediately due and payable and shall bear interest at the highest legal rate from the date paid.  
c. r. - 1 Rev. 11-67

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