

BOOK 1443 PAGE 798

MORTGAGE OF REAL ESTATE --- SOUTH CAROLINA

GREENVILLE FILED

SEP 11 2 57 PM '78

BOOK 82 PAGE 1327

This Mortgage

made this 11th day of AUGUST, 1978, between

GARY C. & MARILYN LOLLIS

called the Mortgagor, and CREDITTHRIFT OF AMERICA, INC. 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-FOUR THOUSAND SEVEN HUNDRED TWENTY DOLLARS (\$24,720.00), with interest from the date of maturity of said note at the rate set forth therein, due and payable in consecutive installments of \$ 206.00 each, and a final installment of the unpaid balance, the first of said installments being due and payable on the 06TH day of OCTOBER 1978, and the other

RECORDED IN THE R.M.C. OFFICE FOR GREENVILLE COUNTY IN PLAT BOOK WM AT PAGE 73, AND HAVING, ACCORDING TO SAID PLAT, SUCH METES AND BOUNDS AS SHOWN THEREON.

THIS IS THE SAME PROPERTY CONVEYED TO THE MORTGAGORS HEREIN BY JAMES W. WATKIN AND NORA JEANETTE C. WATKIN, WHICH DEED IS RECORDED IN THE R.M.C. OFFICE FOR GREENVILLE COUNTY IN DEED BOOK 747, AT PAGE 422.

THIS MORTGAGE IS SUBJECT TO AND JUNIOR TO A CERTAIN MORTGAGE IN THE FAVOR OF J.W. WHITT, WHICH IS RECORDED IN THE R.M.C. OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA IN REM BOOK 921, AT PAGE 260, AND HAS A BALANCE OF APPROXIMATELY \$7,000.00.

LATHAN, SMITH & BARBARE, P.A.

The debt hereby secured has been paid in full and the lien of the within mortgage has been satisfied this 1st day of December, 1982.

Credithrift of America, Inc. of Mauldin, SC

James P. Foxson, Eugene J. Scott

Manager Credithrift of America, Inc. 12028

Together with all and singular the rights, interests, hereditaments and appurtenances to the said premises belonging, or 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 Mortgagee, its successors and assigns forever. The Mortgagee 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 Mortgagee further covenants to warrant and forever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof.

- The Mortgagee 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.

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GREENVILLE FILED OCT 12 1983

