

Documentary Stamps are paid on the actual amount financed of \$2495.99.

REAL ESTATE MORTGAGE

1022 800

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

FILED  
GREENVILLE

AUG 25 2 17 PM '83

Z. M. G. Zula M. Gray

This Mortgage, made this 24th day of August 1983, by and between Zula M. Gray and Henrietta Mason

hereinafter referred to as Mortgagors, and First Financial South Carolina, Inc. hereinafter referred to as Mortgagee, witnesseth

Whereas, Mortgagors are indebted on their promissory note of even date in the sum of \$2,495.99 payable to Mortgagee and evidencing a loan made to Mortgagors by Mortgagee, which said note is payable in monthly installments, and according to the terms thereof payment in advance may be made in any amount at any time, and default in making any monthly payment shall, at the option of the holder of said note, and without notice or demand unless required by law, render the entire sum remaining unpaid on said note at once due and payable

NOW KNOW ALL MEN, that in consideration of said loan and also in consideration of three dollars (\$3) to the Mortgagors in hand well and truly paid by Mortgagee at and before the sealing and delivery of these presents, except as hereinafter acknowledged, the Mortgagors hereby grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described real estate, situated in the County of Greenville and State of South Carolina, to-wit:

All that piece, parcel or lot of land situate, lying and being inantt Township, Greenville County, State of South Carolina, on Old Augusta Road, and having the following notes and bounds according to plat by W. J. Riddle dated March 27, 1946, to-wit:

2. m. G.  
BEGINNING at an iron pin in the intersection of the Old Augusta Road and another road and running with Old Augusta Road N. 37-55 E., 125 feet; thence S. 80-17 W., 125 feet to a stake; thence S. 17-35 W., 1,362 feet to an old creek run; thence with the said old creek run, S. 72-15 E., 40 feet; thence S. 34-45 E., 200 feet to a stake; thence N. 8-0 W., 118 feet; thence N. 14-35 E., 103 feet to a stake in Brushy Creek; thence N. 17-35 E., 830 feet to an iron pin in oak (OVER)

To have and to hold, with all and singular the rights, members, appurtenances and advantages to the said premises belonging unto said Mortgagee, provided always, that no instrument is made, executed, sealed and delivered upon the express condition that if the said Mortgagee shall pay in full to the said Mortgagors the above described Note according to the terms thereof, and all other sums secured hereby, then this Mortgage shall cease, terminate and be void otherwise it shall remain in full force and effect. In case of default in making any payment of said Note when the payment becomes due, then the entire sum remaining unpaid on said Note shall be due and payable by the exercise of the option of acceleration above described, and this Mortgage may be foreclosed as provided by law for the purpose of satisfying and paying the entire indebtedness secured hereby.

This mortgage is given to secure the payment of the above described note, as well as all other sums and future advances which may hereafter be owing to Mortgagee by Mortgagors however evidenced. It is understood and agreed that the Mortgagee may from time to time make loans and advances to Mortgagors, all of which will be secured by this mortgage, provided however that the total amount of existing indebtedness and future advances outstanding at any one time may not exceed the maximum principal amount of \$7,000 plus interest thereon, attorneys' fees, and court costs.

The Mortgagors covenant that they exclusively own and own said property free and clear of all encumbrances except as otherwise noted, and will warrant and defend the same against all persons except the Mortgagee. Mortgagee shall have the right to transfer the real estate, or any part thereof, with or without Mortgagee's prior written consent and any such sale or transfer without Mortgagee's prior written consent shall constitute a default under the terms hereof. Any failure of the Mortgagors to enforce any of the covenants or covenants hereunder shall not be a waiver of its rights to hereinafter. Whenever the context so requires, plural words shall be construed in the singular.

Signed, sealed and delivered in the presence of

Candy E. Pearson  
Richard W. White

Zula M. Gray  
Henrietta Mason

Seal  
Sum Here

Seal  
Sum Here

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

Personally appeared before me the undersigned witness and being duly sworn by me, made oath that he saw the above named mortgagors sign, seal and deliver the foregoing instrument for the uses and purposes therein mentioned, and that he, with the other witness subscribed above, witnessed the due execution thereof.

Subscribed before me this 24th day of August 1983

A. D. D.

This instrument prepared by Mortgagee name.

Candy E. Pearson  
Richard W. White

RENUNCIATION OF DOWER

(Not applicable)

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife of the above named Mortgagor, 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 above named Mortgagee, its successors and assigns, all her interest and estate, and also all her right and claim of dower, in or to all and singular the premises above described and released.

Witness my hand and seal this 24th day of August 1983

Notary

(Seal)

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