

Documentary Stamps are paid for **REAL ESTATE MORTGAGE**
the amount financed of \$14372.79 S.C.

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STATE OF SOUTH CAROLINA ¹⁹⁷⁸ 3 14 83
COUNTY OF Greenville ^{SS}

CITY OF Greenville ^{SS}

This Mortgage, made this 1 day of December, 1983, by and between Harry Sherman Adams and Gail Abercrombie Adams,

hereinafter referred to as Mortgagors, and Northeast Financial South Carolina, Inc., hereinafter referred to as Mortgagor, witnesseth:

Whereas, Mortgagors are indebted on their promissory note of even date in the sum of \$14372.79, payable to Mortgagor and evidencing a loan made to Mortgagors by Mortgagor, 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 Mortgagor at and before the sealing and delivery of these presents, receipt whereof is hereby acknowledged, the Mortgagors hereby grant, bargain, sell and release unto the Mortgagor, and its successors and assigns, the following described real estate, situated in the County of Greenville, State of South Carolina, to wit:

All of that lot of land in Gant Township, Greenville County, State of South Carolina, on Kondros Circle, containing one acre and being more fully described as follows according to plat entitled Survey for Harry Sherman and Gail Adams, prepared by Enright Associates, Inc. on April 19, 1978, which plat is recorded in the R.M.C. Office for Greenville County in Plat Book 6P at page 33: BEGINNING at an iron pin on Kondros Circle, joint corner with property of Ernest Abercrombie et al, and running thence with the line of Abercrombie, S. 79-43'-30" E. 278.33 feet to iron pin; thence with other property of the grantor herein S. 14-00 W. 165.38 feet to iron pin; thence with other property of the grantor herein N 76-00 W. 277.74 feet to

iron pin on Kondros Circle; thence with Kondros Circle N. 14-00 E. 147.80 feet to (cont.)
To have and to hold, with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, unto said Mortgagor, provided always, and this instrument is made, executed, sealed and delivered upon the express condition that if the said Mortgagor shall pay in full to the said Mortgagor the above described Note according to the terms thereof, and all other sums secured hereby, then this Mortgage shall cease, determine and be void, otherwise it shall remain in full force and virtue. Upon 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 Mortgagor by Mortgagor, however evidenced. It is understood and agreed that the Mortgagor may from time to time make loans and advances to Mortgagor, 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 \$15,000, plus interest thereon, attorney's fees and court costs.

The Mortgagor covenant that they exclusively possess 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 Mortgagor. Mortgagor's affirmative right to sell or transfer the real estate, or any part thereof, without Mortgagor's prior written consent, and any such sale or transfer without Mortgagor's prior written consent shall constitute a default under the terms hereof. Any failure of the Mortgagor to enforce any of its rights or remedies hereunder shall not be a waiver of its rights to do so thereafter. Whenever the context so requires, plural words shall be construed in the singular.

Signed, sealed and delivered in the presence of:

Laurie Tucker

Jarahn M. Strickley

STATE OF SOUTH CAROLINA ^{SS}
COUNTY OF Greenville ^{SS}

Harry Sherman Adams

Gail Abercrombie Adams

AKA Gail Abercrombie Adams

Sign Here

Sign Here

Person, my agent before me the undersigned witness and being duly sworn by me, made oath that he saw the above named Mortgagor sign, seal and deliver the foregoing instrument in the year and purport thereto mentioned, and that he, with the other witness aforesaid, witnessed the same executed.

Laurie Tucker

Searc as before me this 1 day of December, A.D. 1983
This instrument prepared by Notary Public named above

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