

Documentary Stamps are paid on the
actual amount financed of \$661.44.

PAB 2027
Greenville, SC, 19602

REAL ESTATE MORTGAGE
STATE OF SOUTH CAROLINA

VOL 1638 PAGE 716

STATE OF SOUTH CAROLINA | ss.
COUNTY OF Greenville | ss.

This Mortgage, made this 5th day of December 1983, by and between Roger D. Hembree a/k/a Roger Dale Hembree

hereinafter referred to as Mortgagor, and Northwest 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 \$10,582.00, payable to Mortgagee 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 Mortgagors 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, its successors and assigns, the following described real estate, situated in the County of Greenville, and State of South Carolina, to-wit:

ALL that certain piece, parcel or lot of land situate, lying and being in Bates Township, Greenville County, South Carolina, containing one acre, more or less, located 517 feet West of Keeler Hill Road, and having the following courses and distances, to-wit:

BEGINNING at a n & c in the center of Keeler Hill Road at the joint corner with property of H. Duncan, and running thence along the center of said road S. 29-15 W. 32 feet to a n & c; thence along a new line N. 74-36 W. 327.3 feet to an iron pin; thence S. 29-15 W. 168.7 feet to an iron pin; thence N. 74-36 W. 288.7 feet to an iron pin; thence N. 29-15 E. 218.7 feet to an oip

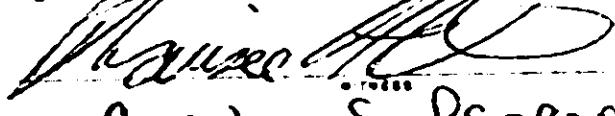
(Continued)

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 covenants 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 also covenant not 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 under 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:


Roger D. Hembree

Candy E. Pearson

Roger D. Hembree a/k/a
Roger D. Hembree (Seal)
Wanda Hembree (Seal)

Sign Here
Sign Here

STATE OF SOUTH CAROLINA | ss.
COUNTY OF Greenville | ss.

Personally appeared before me the undersigned witness and being duly sworn by me, made oath that he saw the above named Mortgagor(s) 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 5th day of December 1983.

This instrument prepared by Mortgagor named above

Sept 23 1983

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RENUNCIATION OF DOWER

STATE OF SOUTH CAROLINA | ss.
COUNTY OF Greenville | ss.

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, constraint or fear of any person or persons whatsoever, renounce, release and forever relinquish unto the above named Mortgagor, its successors and assigns, all her interest and estate, and also all her right and claim of dower, of, in or to all and singular the premises above described and related.


Wanda Hembree

Lawrence Edward (Seal)
State Public 683 SC Gaveline
Sept 23 1983

942 E83 SC

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