

Documentary Stamps are paid on the actual amount financed of \$ 2849.42

REAL ESTATE MORTGAGE

BOOK 1630 PAGE 541

STATE OF SOUTH CAROLINA } ss.
COUNTY OF Greenville

FILED
GREENVILLE CO. S.C.
OCT 12 3 56 PM 1983
R.M.C. SLBY 50.00

This Mortgage, made this 11th day of October 1983 between Douglas E. James and Wanda E. James hereinafter referred to as Mortgagors, and Norwest Financial Services, Inc., hereinafter referred to as Mortgagee, witnesseth:

Whereas, Mortgagors are indebted on their promissory note of even date in the sum of \$ 50,000.00 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, receipt whereof is hereby 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 certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville and being located on the Western side of Wallace Street and being known and designated as Lot 10 on plat of property of Dunean Hills, Section 3, which plat is recorded in the RMC Office for Greenville County in Plat Book S at page 172-177 and having, according to said plat, metes and bounds as shown thereon.

This being the same property conveyed to Douglas E. and Wanda E. James by Earl Harper, by deed dated June 11, 1979, and recorded on June 12, 1979, in Deed Book 1104, page 615 of the R. M. C. Office, Greenville County, South Carolina.

To have and to hold, with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, unto said Mortgagee, provided always, and this instrument is made, executed, sealed and delivered upon the express condition that if the said Mortgagors shall pay in full to the said Mortgagee 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 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 \$75,000, plus interest thereon, attorneys' fees, and court costs.

The Mortgagors 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 Mortgagee. Mortgagors also covenant not to sell or transfer the real estate, or any part thereof, 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 Mortgagee 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:

Jerahn M. Szalicky (WITNESS)
Larry Woodard (WITNESS)

Douglas E. James (Seal) Sign Here
Wanda E. James (Seal) Sign Here
(IF MARRIED, BOTH HUSBAND AND WIFE MUST SIGN)

STATE OF SOUTH CAROLINA } ss.
COUNTY OF Greenville

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.

Sworn to before me this 11th day of October, A. D. 1983

Jerahn M. Szalicky (WITNESS)
James (WITNESS)
NOTARY PUBLIC FOR SOUTH CAROLINA

This instrument prepared by Mortgagee named above

RENUNCIATION OF DOWER

STATE OF SOUTH CAROLINA } ss.
COUNTY OF Greenville

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, of, in or to all and singular the premises above described and released.

Given under my hand and seal this 11th day of October, 1983

Wanda E. James (Seal)
NOTARY PUBLIC FOR SOUTH CAROLINA

942 E83 SC

RECORDED OCT 12 1983 at 3:56 P.M.

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