

MORTGAGEE (LICENSEE)

Community Finance Corp.
100 E. North St.
Greenville, SOUTH CAROLINA

UNDERSIGNED BORROWER AUTHORIZES LENDER TO MAKE THE FOLLOWING DISBURSEMENTS FROM THE CASH ADVANCE, TO PROCURE THE INSURANCE FOR WHICH THE PREMIUMS ARE SHOWN HEREIN BELOW, AND SAID BORROWER ACKNOWLEDGES RECEIPT IN HAND OF THE AMOUNT SHOWN BELOW AS CASH TO BORROWER.

Greenville County
OFFICE NUMBER 39-012

BOOK 1050 PAGE 192
ON PRIOR ACCOUNT NO. 227 \$602.08

CHECK TO: George T. &/or Mary A.
CHECK TO: Brown \$431.27
CHECK TO: \$
CHECK TO: \$
CHECK TO: \$
TOTAL COST OF AUTHORIZED INSURANCE \$158.76
DOCUMENTARY STAMPS \$.64
OFFICIAL FEES \$ 2.75
*CASH TO BORROWER L.C. \$4.50 \$ 4.50
CASH ADVANCE \$1200.00
INITIAL CHARGE \$ 60.00
FINANCE CHARGE \$ 252.00

REAL ESTATE MORTGAGE

ACCOUNT NO. 1481	MORTGAGOR(S) (NAME AND ADDRESS) MR. MRS. MR. BROWN, George T. & Mary A.	SPOUSE	DUE DATE 10th
DATE OF MORTGAGE 2-10-67	414 Highlawn Ave. Greenville, S. C.	ZIP 29611	
AMOUNT OF NOTE \$ 1512.00	SCHEDULE OF PAYMENTS NO. 36 48 X \$ 42.00	FIRST PYMT DATE 3-10-67	MATURITY DATE 2-10-70
INITIAL CHARGES \$ 60.00	FINANCE CHARGE \$ 252.00	DOCUMENTARY STAMPS \$.64	OFFICIAL FEES \$ 2.75
	CR. LIFE INS. \$45.36	CR. A & N INS. \$45.36	PROPERTY INS. \$68.04

AMOUNT OF LOAN \$ 1512.00
PRINCIPAL *BORROWER'S SIGNATURE
SECURITY FOR LOAN: ~~Homeowner's~~ & Real Estate

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville } SS.

WHEREAS, the Mortgagors above named are indebted on their Promissory Note above described, payable to the order of the Mortgagee and evidencing a loan made by said Mortgagee, in the Amount of Note stated above, which said Note is payable in monthly installments and according to the terms thereof, and on which Note 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, render the entire sum remaining unpaid on this Note at once due and payable.

NOW KNOW ALL MEN, that in consideration of said loan and to further secure the payment of said Note 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: being known and designated as Lot No. 15 of Block E according to a plat of Riverside, made by R. N. Foster, Surveyor in October, 1909, recorded in the RMC Office for Greenville County in Plat Book A at pages 322 and 323 and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the North side of Highlawn Avenue, joint front corner of Lots 14 and 15 of Block E, and running thence with line of Lot 14, North 10-15 East 125 ft. to an iron pin
(Continuation of description on reverse)

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, 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.

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. 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:

James P. Williams (Witness)
Charles Deekson (Witness)
George T. Brown (Seal) (IF MARRIED, BOTH HUSBAND AND WIFE MUST SIGN)
Mary Brown (Seal) (IF MARRIED, BOTH HUSBAND AND WIFE MUST SIGN)

STATE OF SOUTH CAROLINA }
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.

Sworn to before me this 10 day of February, A. D., 1967
This instrument prepared by Mortgagee named above
Charles Deekson (Witness)
James P. Williams (Notary Public for South Carolina)

RENUNCIATION OF DOWER

STATE OF SOUTH CAROLINA }
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, 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.

Sworn to before me this 10 day of February, A. D., 1967
Mary Brown (Signature of Mortgagor's Wife)
James P. Williams (Notary Public for South Carolina)

(Continuation from reverse)

pin on the south side of a 15 foot alley; thence with the south side of said alley, South 79-45 East 50 ft. to an iron pin; thence with the line of Lot 16, South 10-15 West 125 ft. to an iron pin on the north side of Highlawn Avenue; thence with the north side of Highlawn Avenue, north 79-45 West 50 ft. to the beginning corner.

Recorded February 14th, 1967 at 3:56 P.M. # 19587