

MORTGAGEE (LICENSEE)

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

Greenville County
OFFICE NUMBER 39012

BOOK 1054 PAGE 123

REAL ESTATE MORTGAGE

APR 11 1967

ACCOUNT NO. 1581
DATE OF MORTGAGE 4-4-67

MORTGAGOR(S) (NAME AND ADDRESS)
MR. & MRS. ~~WILLIAM~~ WARD, Harry K. & Ruby C.
502 Birnie St.
Greenville, S. C. ZIP 29611

DUE DATE 15th

AMOUNT OF NOTE	SCHEDULE OF PAYMENTS	FIRST PYMT DATE	MATURITY DATE	CASH ADVANCE
\$2304.00	36 mos. x \$64.00	5-15-67	4-4-70	\$1828.57
INITIAL CHARGES \$91.43	FINANCE CHARGE \$384.00	DOCUMENTARY STAMPS \$.96	OFFICIAL FEES \$2.75	CR. LIFE INS. \$69.12
			CR. A & H INS. \$69.12	PROPERTY INS. \$103.68

DISBURSEMENTS: TO LENDER FOR NET BALANCE DUE

Check to GMAC	337.35
Check to Harry K. & Ruby C.	
Check to Ward-End to Home Cr.	528.12
Check to American Finance	150.40
Check to Loan Finance	100.00
Check to City View Finance	64.00
Check to Globe Finance	64.00
TOTAL COST OF AUTHORIZED INSURANCE	211.92
DOCUMENTARY STAMPS	.96
OFFICIAL FEES	2.75
CASH TO BORROWER	39.07
CASH ADVANCE	1828.57
INITIAL CHARGE	91.43
FINANCE CHARGE	384.00
AMOUNT OF LOAN	\$ 2304.00

PRINCIPAL *BORROWER'S SIGNATURE
SECURITY FOR LOAN: 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, State of South Carolina, to-wit: being more particularly described as Lot No. 117 as shown on Plat entitled Subdivision for Abney Mills, Poinsett Plant, Greenville, S. C. made by Pickell & Pickell, Engineers, Greenville, S. C. March 5, 1959 and recorded in the office for the RMC Office for Greenville County in Plat Book QQ at page 51. According to said plat the within described lot is also known as #502 Birnie St. and fronts thereon 50 ft.

Recorded April 5th, 1967, at 1:47 P.M. #23986

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:

M. A. Willingham
(WITNESS)
G. Floyd
(WITNESS)

Harry K. Ward (Seal) Sign Here
(IF MARRIED, BOTH HUSBAND AND WIFE MUST SIGN)
Ruby C. Ward (Seal) Sign Here
(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 4th day of April, A. D., 19 67

G. Floyd (WITNESS)
James B. Willison
NOTARY PUBLIC FOR SOUTH CAROLINA

This instrument prepared by Mortgagee named above

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 4th day of April, A. D., 19 67

Ruby C. Ward
SIGNATURE OF MORTGAGOR'S WIFE
James B. Willison
NOTARY PUBLIC FOR SOUTH CAROLINA

Paid Aug. ✓
M. A. Willingham Mgr. ✓
Witness G. Floyd
C. Dickson

SATISFIED AND CANCELLED OF RECORD
16 DAY OF Oct. 19 68
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 3:53 O'CLOCK P M. NO. 9341