

MORTGAGEE (LICENSEE)
Community Finance Corporation
 100 E. North St.
 Greenville, SOUTH CAROLINA

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

Greenville County
 OFFICE NUMBER 39 012

DISBURSEMENTS: TO LENDER FOR NET BALANCE DUE

ON PRIOR ACCOUNT NO. 1271	1960.78
CHECK TO Jerry L. & Annette A. Painter And Co.	
CHECK TO Consolidated	312.00
CHECK TO	
CHECK TO	
TOTAL COST OF AUTHORIZED INSURANCE	432.00
DOCUMENTARY STAMPS	2.00
OFFICIAL FEES	4.00
CASH TO BORROWER	216.00
CASH ADVANCE	2926.83
INITIAL CHARGE	58.54
FINANCE CHARGE	614.63

REAL ESTATE MORTGAGE

ACCOUNT NO. 2248
 DATE OF MORTGAGE 2-12-68
 MORTGAGOR(S) (NAME AND ADDRESS) PAINTER, Jerry L. & Annette A. 15th. Route 2, Box 365, Piedmont, S. C.
 SPOUSE
 DUE DATE
 ZIP 29673

AMOUNT OF NOTE	SCHEDULE OF PAYMENTS NO. NOS. x \$	FIRST PYMT DATE	MATURITY DATE	CASH ADVANCE
\$ 3600.00	36 x \$ 100.00	3-15-68	2-12-71	\$2926.83

INITIAL CHARGE	FINANCE CHARGE	DOCUMENTARY STAMPS	OFFICIAL FEES	DR. LIFE INS.	CR. A & H INS. PROPERTY INS.	CASH ADVANCE
\$ 58.54	\$ 614.63	1.00	4.00	\$108.00	\$108.00	\$ 216.00

AMOUNT OF LOAN \$ 300.00
 PRINCIPAL BORROWER'S SIGNATURE *Jerry L. Painter*
 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 and State of South Carolina, City of Greenville known and designated as Lot no. 15 as shown on a plat prepared by Woodware Engineering Company, dated March, 1958, entitled "Final Plat, Springbrook Terrace", recorded in the RMC Office for G'ville County, S. C., in Plat Book KK, at page 143, and having according to said plat the following metes and bounds: BEGINNING at an iron pin at the Southeastern corner of the intersection of Miami Ave. and Walton St. and running thence with the southern side of Miami Ave. N 88-00 E, 65 ft. to an iron pin at the joint corner of Lots Nos 15 & 17; thence with the line of Lot No. 17 S. 2-00 E, 150 ft. to an iron pin in the line of Lot No. 16; thence with the line of Lot No. 16 S. 88-00 W, 93.3 ft to an iron pin on the Eastern side of Walton

To have and to hold, unto the Mortgagee, its successors, 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:
Robert E. Murck (WITNESS)
Jerry L. Painter (IF MARRIED, BOTH HUSBAND AND WIFE MUST SIGN) Sign Here
Annette A. Painter (IF MARRIED, BOTH HUSBAND AND WIFE MUST SIGN) Sign Here

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 12 day of February, A. D., 19 68
Robert E. Murck (WITNESS)
James P. Hill NOTARY PUBLIC FOR SOUTH CAROLINA
 My Commission Expires Jan. 1, 1971

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 12 day of February, A. D., 19 68
Annette A. Painter SIGNATURE OF MORTGAGOR'S WIFE
James P. Hill NOTARY PUBLIC FOR SOUTH CAROLINA
 My Commission Expires Jan. 1, 1971

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