

For Release See by Judgment Roll # L-11, 695 see R.C.M. Book 1325 page 573

MORTGAGEE (LICENSEE) Community Finance Corporation= 100 E. North St. Greenville, SOUTH CAROLINA		GREENVILLE COUNTY OFFICE NUMBER 39-01-2		DISBURSEMENTS TO LENDER NET BALANCE DUE BOOK 1095 PAGE 670 ON PRIOR ACCOUNT, NO. 1862 \$ 1090.51 CHECK TO Margaret C. &/or Ruth Kellett \$ 100.39 CHECK TO _____ \$ _____ CHECK TO _____ \$ _____ CHECK TO _____ \$ _____ CHECK TO _____ \$ _____ TOTAL COST OF AUTHORIZED INSURANCE. \$ 207.36 DOCUMENTARY STAMPS. \$.72 OFFICIAL FEES. \$ 3.50 *CASH TO BORROWER. LC \$ 2.40 CASH ADVANCE \$ 1104.88 INITIAL CHARGE \$ 28.10 FINANCE CHARGE \$ 295.02	
REAL ESTATE MORTGAGE					
ACCOUNT NO. 2149	MORTGAGOR(S) (NAME AND ADDRESS) SPOUSE xxxxxx Mrs. KELLETT, Margaret C. (Sgl.F.) KELLETT, Ruth A. (Sgl.F.) 1st		DUE DATE 1st		AMOUNT OF LOAN \$ 1728.00
DATE OF MORTGAGE 6-20-68	100 Taylor Dr. Fountain Inn, S.C. ZIP 29644		SCHEDULE OF PAYMENTS NO. 36 MBS. 36 x \$ 48.00	FIRST PYMT DATE 8-1-68	MATURITY DATE 6-20-71
AMOUNT OF NOTE \$ 1728.00	FINANCE CHARGE \$ 295.02	DOCUMENTARY STAMPS \$.72	OFFICIAL FEES \$ 3.50	CR. LIFE INS. \$ 51.84	CR. A & H INS. PROPERTY INS. \$ 51.84
INITIAL CHARGES \$ 28.10	CASH ADVANCE \$ 1104.88	SECURITY FOR LOAN: Real Estate	PRINCIPAL BORROWER'S SIGNATURE <i>Margaret C. Kellett</i> 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, to-wit: **BEGINNING at a point being the back corner of Sara M. Layton Lot and on a ten foot alley, and running thence with the back line of the said Layton Lot S. 57-45 W. 70 feet to back corner of Gault Lot formerly Charles Cox, thence in a southeasterly direction 165 feet to a point on the northwestern side of a 12' alley corner with a lot recently purchased by J. Austin Gault and Wade P. Gault (Book 679 Page 276) thence with the northwestern edge of said 12' alley N. 32-45 W. 75 feet, more or less, to a point joint corner with other land of the Grantor, thence with the joint line of other land of Grantor N. 32-15 W. 132 feet, more or less, to the point of beginning and bounded by Lot of Sara M. Layton a 10' alley, Lots of Gault a 12' alley, Lands of T. H. Taylor across said alley and other lands of the Grantor.**

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:

W. W. Jackson (WITNESS) *Margaret C. Kellett* (Seal) Sign Here
 (IF MARRIED, BOTH HUSBAND AND WIFE MUST SIGN)

W. W. Jackson (WITNESS) *Ruth A. Kellett* (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 20 day of June, A. D., 19 68

W. W. Jackson (WITNESS)
James P. Willis
 Notary Public for South Carolina
 My Commission Expires Jan. 1, 1971

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.

SIGNATURE OF MORTGAGOR'S WIFE _____

Sworn to before me this 20 day of June, A. D., 19 68
 Recorded June 24, 1968 at 9:15 A. M., #33006

NOTARY PUBLIC FOR SOUTH CAROLINA