24113 26 11/25/77

REAL ESTATE MORTGAGE

NOV 29 1977

MORTGAGEE

1417 162

MORTGAGORS

David W. and Mildred S.
311 Poplar Dr.
Greer, S. C. 29651

3204.00	3204.00	36	12/15/77	11/15/80

11/10/77

STATE OF SOUTH CAROLINA
COUNTY OF Greenville } ss.

WHEREAS the Mortgagors above named are indebted to the Mortgagee above named in the principal sum of [illegible] payable to the order of said Mortgagee and evidencing a loan made by said Mortgagee to the Mortgagors in the Amount of [illegible] which said Note is payable in [illegible] monthly installments [illegible] from the date 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 said Note, and without notice or demand, render the entire sum remaining unpaid on the 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 ($3.00) to the Mortgagors in hand well and truly paid by Mortgagee at and before the sealing and delivery of these presents the 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 piece, parcel or lot of land situate, lying and being in Austin's Township, County of Greenville and State aforesaid containing the following metes and bounds to wit:Beginning at an iron pin on the west side of said Pelham rd and running thence N 13 W 250 ft to a branch thence up the meanderings of said branch the North 60ft to a stake thence S 60ft 190.ft to the Pelham rd thence along said rd S 1 E 90.1 ft to the beginning corner. This is same property conveyed to David W. &

To have and to hold unto the said Mortgagee, its successors and assigns, forever, with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise appertaining, provided always, and this instrument is made, executed, sealed and delivered upon the express condition that if the said Mortgagors shall pay unto 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 the holder hereof, 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 are lawfully seized of said premises 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 exercise any of the rights or remedies hereunder shall not be a waiver of its rights to do so thereafter. Whenever the context hereof shall require, plural shall be construed as the singular.

Signed, sealed and delivered in the presence of:

Dan C. Baker — Linda W. Brannon (Seal) Sign Here

Sarah B. Koon — Mildred S. Brannon (Seal) Sign Here

STATE OF SOUTH CAROLINA
COUNTY OF Spartanburg } ss.

Personally appeared before me the undersigned witness and being duly sworn, says that he saw the within named mortgagors sign, seal and deliver the within mortgage instrument for the uses and purposes therein mentioned, and that he with the other witness subscribed above, witnessed the due execution thereof.

Dan C. Baker

Sarah B. Koon

Sworn to before me this 15th day of Nov A.D. 1977

Sarah B. Koon 12/79

This instrument prepared by Mortgagee named above

RENUNCIATION OF DOWER

STATE OF SOUTH CAROLINA
COUNTY OF Spartanburg } ss.

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife of the above named Mortgagors, 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 whomsoever, renounce, release and forever relinquish unto the within 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 within mentioned and released.

Mildred S. Brannon

Sarah B. Koon 12/79

Sworn to before me this 15th day of Nov A.D. 1977

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