

ACCOUNT NO. _____ MORTGAGE DATE 02/14/80 **GREENVILLE** **FILED** **REAL ESTATE MORTGAGE**

MORTGAGORS (NAMES AND ADDRESS):

- Willie Bee Smith
- Rt. 4, Whitehorse Bl.
- Greenville, S.C. 29605

AMOUNT OF NOTE	PRINCIPAL OF LOAN	SCHEDULE OF PAYMENTS	1ST DUE DATE	MATURITY DATE
\$1,244.26	\$1,112.94	18 @ 109.00	08/21/80	09/21/80

MORTGAGEE (NAME AND ADDRESS):
 ECO: 1495 996
USLIFE CREDIT CORP.
 1214-B LAURENS RD.
 P.O. BOX 6428 STA B
 GREENVILLE, S.C. 29606

RESCISSON DATE
 02/20/80

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: All that piece, parcel or lot of land, with the buildings and improvements thereon, situate, lying and being near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 4, Plat of Property of Jeanne D. Threutt, made by J. Lee Richardson June 22, 1969, having according to said plat, the following

notes and bounds, to-wit:
 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

J. Don Sanders
 ATTEST
Pamela D. Morrow

Willie Bee Smith (Seal) Sign Here
 (IF MARRIED BOTH HUSBAND AND WIFE MUST SIGN)
Willie Bee Smith (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 mortgagors 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 Feb, A. D. 19 80

This instrument prepared by Mortgagee named above MY COMMISSION EXPIRES 1-10-1990

RENUNCIATION OF DOWER Mortgagor Woman

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 whatsoever, renounce, release and forever relinquish unto the above-named Mortgagee, its successors and assigns, all her interest in Estate, and also all her right and claim of dower, of, in or to all and sing. in the premises above described and released.

Sworn to before me this 27 day of Feb, A. D. 19 80

SIGNATURE OF MORTGAGOR'S WIFE

NOTARY PUBLIC FOR SOUTH CAROLINA

0960

4328 RV-2