

Documentary stamps are paid on the actual amount financed of \$5638.32.

REAL ESTATE MORTGAGE

P.O. Box 2027
Duke 89602

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STATE OF SOUTH CAROLINA
COUNTY OF Greenville

GREENVILLE
DEC 2 1 54 PM '63
R. M. C. OFFICE

This Mortgage, made this 1 day of December, 1963, by and between Maggie Carter

hereinafter referred to as Mortgagor, and Norwest Financial South Carolina, Inc., hereinafter referred to as Mortgagee, witnesseth:

Whereas, Mortgagee are indebted on their promissory note of even date in the sum of \$ 8525.28 payable to Mortgagee and evidencing a loan made to Mortgagor by Mortgagee, which said note is payable in monthly installments, and according to the terms thereof 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 unless required by law, render the entire sum remaining unpaid on said note at once due and payable.

NOW KNOW ALL MEN that in consideration of said loan and also in consideration of three dollars (\$3) to the Mortgagor in hand well and truly paid by Mortgagee at and before the making and delivery of these presents, receipt whereof is hereby acknowledged, the Mortgagor 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 lying in Greenville County, State of South Carolina on the southeast side of an unnamed county road and lying approximately 120 feet southwest from the Old Laurens Road and being shown on a plat entitled "Property of Elizabeth Calhoun" by C. O. Riddle, L.S. in January, 1963 and revised, the revised plat being recorded in Plat Book DDD, page 163 in the R.M.C. Office for Greenville County and having according to said revised plat the following metes and bounds:

BEGINNING at an iron pin in the center of an unnamed county road at its intersection with another unnamed county road as shown on the plat and running thence S. 24-52 E. along the center of the road 132 feet to an iron pin; thence continuing along the center of the road (cont.)

To have and to hold, with all and singular the rights, members, benefits 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 Mortgagor shall pay in full to the said Mortgagee the above described Note according to the terms thereof, and all other sums secured hereby, 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.

This mortgage is given to secure the payment of the above described note, as well as all other sums and future advances which may hereafter be owing to Mortgagee by Mortgagor however evidenced. It is understood and agreed that the Mortgagee may from time to time make loans and advances to Mortgagor, all of which will be secured by this mortgage, provided however that the total amount of existing indebtedness and future advances outstanding at any one time may not exceed the maximum principal amount of \$75,000, plus interest thereon, attorneys' fees, and court costs.

The Mortgagor covenants 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. Mortgagor also covenants not to sell or transfer the real estate, or any part thereof, without Mortgagee's prior written consent and any such sale or transfer without Mortgagee's prior written consent shall constitute a default under the terms hereof. 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

Michael W. Whit
Cindy E. Pearson

Maggie Carter
MAGGIE CARTER, BEING MARRIED, BOTH HUSBAND AND WIFE MUST SIGN

(Seal) Sign Here
(Seal) Sign Here

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

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 contained, and that he, with the other witness subscribed above, witnessed the due execution thereof.

Subscribed before me this 1 day of December, 1963 A. D. 1963

Michael W. Whit
Cindy E. Pearson

This instrument prepared by Mortgagee named above

MORTGAGOR WOMAN

RENUNCIATION OF DOWER

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

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 dies freely, voluntarily and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release and forever relinquish unto the above named Mortgagor, 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.

Given under my hand and seal this 1 day of December, 1963

(Seal)

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