17214407 8 / 2 / 79

REAL ESTATE MORTGAGE

FILED
GREENVILLE CO. S.C.
AUG 2 4 1 PM '79
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGEE

1470 46

MORTGAGORS NAMES AND ADDRESS

Hammond, Joe A, Jr, & Dianne
1201 Hampton Ave
Greenville, SC, 29601

39132-2-0
UNIFI CREDIT CORP
4102 HALLPARK SQ
WHITE HORSE RD
P O BOX 3117
GREENVILLE SC 29601
PHONE 288-3553
8 / 7 / 79

AMOUNT OF NOTE	PRINCIPAL OF LOAN	SCHEDULE OF PAYMENTS		FIRST DUE DATE	MATURITY DATE
$ 7560.00	$ 4550.26	60	$ 126.00	9 / 7 / 79	8 / 7 / 84

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 certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, containing 2.08 acres, more or less, as shown on a plat entitled "Property of Ray D. Lathan, et al" dated November, 1973, and revised on October 18, 1974, prepared by C.O. Riddle, R.L.S., and having according to said plat the following metes 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:

A.C. Adam
WITNESS

WITNESS

(Seal) Sign Here
IF MARRIED, BOTH HUSBAND AND WIFE MUST SIGN

(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.

A.C. Adam
WITNESS

Sworn to before me this 3rd day of August A.D., 1979

Kathy M. Brown 5-17-88
NOTARY PUBLIC FOR SOUTH CAROLINA

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.

Sworn to before me this 3rd day of August A.D., 1979

Kathy M. Brown 5-17-88
NOTARY PUBLIC FOR SOUTH CAROLINA

(COMPLETE ON REVERSE SIDE)

AUG 6 '79

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