

Documentary Stamps paid on the
actual amount financed of \$87,563.90 A.D. 1983 F.M.
C.R.F.N. 100 S. REAL ESTATE MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF Greenville R.M.C.

This Mortgage, made this 18th day of November, 1983, by and between John H. McGowan and Rubye A. McGowan, hereinafter referred to as Mortgagors, and Norwest Financial South Carolina, Inc., hereinafter referred to as Mortgagee, witnesseth:

Whereas, Mortgagors are indebted on their promissory note of even date in the sum of \$53,984.88 payable to Mortgagee and evidencing a loan made to Mortgagors 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 Mortgagee 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, State of South Carolina, to wit, ALL those pieces, parcels or lots of land situate, lying and being in the County of Greenville, State of South Carolina, and being known and designated as Lots Nos., 67, 68, 69 and 29 as shown on plat of Glendale Heights Subdivision, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book KK at page 145; being the same property conveyed to us by Billie B. Bridges, et al. by deed dated November 18, 1966, and recorded in the R.M.C. Office for Greenville County in Deed Vol. 309 at Page 515.

This being the same property conveyed to John H. McGowan and Rubye A. McGowan, by Peter Monell Coon and Deanna A. Coon, by deed dated June 21, 1971, and recorded June 22, 1971 in Deed (cont)

To have and to hold, with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, unto said Mortgagors, provided always, and this instrument is made executed, sealed and delivered upon the express condition that if the said Mortgagors shall fail to pay 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 mentioned, and this Mortgage may be foreclosed as provided by law for the purpose of satisfying and paying the entire indebtedness secured hereby.

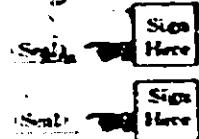
This mortgage is given to secure the payment of the above described note, as well as all other sums and future advances which may hereafter be owing to Mortgagee by Mortgagors however evidenced. It is understood and agreed that the Mortgagors may from time to time make loans and advances to Mortgagors, 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 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. Mortgagors also covenant not to sell or transfer the real estate in 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 Mortgagors to enforce any of its rights or remedies hereinabove 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:

Lawrence E. Woodward
Candy E. Person

Judge H. D. Jackson
Rubye A. McGowan



STATE OF SOUTH CAROLINA
COUNTY OF Greenville

Personally appeared before me the undersigned witness and being duly sworn by me, made oath that he was the above-named mortgagor, sign, seal and deliver the foregoing instrument for the uses and purposes therein mentioned, and that he, with the other witness submitted above, witnessed the due executing thereof.

Searched _____
18th November 1983 A.D. 1983
This instrument prepared by N.F.S.

Lawrence E. Woodward
Judge H. D. Jackson
Rubye A. McGowan

RENUNCIATION *

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 properly and adequately examined by me, did declare that she does freely, voluntarily and without any compulsion, freed or free 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

Rubye A. McGowan

Judge H. D. Jackson (Seal)

Given under my hand and seal this 18th day of November 1983