

RECORDING FEE PAID \$ 1.00

NOV 19 1970

NOV 19 1970

BOOK 1173 PAGE 145

12062 REAL ESTATE MORTGAGE

Table with columns for Mortgages Company checked below, listing various financial institutions like First Finance Company of Columbia, etc.

Table with 17 rows detailing mortgage terms: 1. Amount of Note (1224.00), 2. Initial Charge (12.00), 3. Finance Charge (234.03), 4. Original Dollar Charge For Loan (246.03), 5. Principal Amount of Loan Less Initial and Finance Charges (977.97), 6. Due Lender on Former Obligation (624.50), 7. Customer (239.79), 11. Documentary Stamps (.52), 12. Cost of Credit Life Insurance (24148), 13. Cost of Credit Accident and Health Insurance (36.72), 14. Cost of Single interest Household Goods Insurance (48.96), 15. Filing, Recording and Releasing Fees (3.00), 16. Total of Lines 6, 7, 8, 9, 10, 11, 12, 13, 14, and 15 (977.97), 17. Cash Received and Retained by Borrower (6).

Table with columns: DATE OF NOTE AND THIS MORTGAGE (11/13/70), MONTHLY PAYMENT (.51.00), FIRST PAYMENT DUE DATE (12/13/70), OTHERS SAME DAY OF EACH MONTH, FINAL PAYMENT DATE (11/13/72), AMOUNT OF NOTE PAYABLE (24 MONTHLY), NATURE OF SECURITY (Household Goods, Real Estate).

MORTGAGOR(S) (NAME AND ADDRESS): Henry Abercrombie, 30 Urban St., Greenville, S. C. 29605

STATE OF SOUTH CAROLINA COUNTY OF Greenville

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 in the State of South Carolina, County of Greenville, on the western side of Palmetto St. in the city of Greenville, being shown and designated as the major portion of Lot 50 as shown on plat recorded in Plat Book A at Page 153 and being described according to said plat as follows: Beginning at an iron pin on the western side of Palmetto Street at joint front corner of Lots 50 & 51 and running thence with the line of Lot 51 S. 79 W. 150 feet to an iron pin thence S. 11E. 50 feet to an iron pin corner of Lot 49; thence with the line of Lot 49 N. 79 E. 150 feet to an iron pin thence of Palmetto Street, thence with the western side of Palmetto St. N. 11 W. 50 feet to the point of beginning. Less, however, a strip deeded by L.B. McDaniel to S.C. State Highway Dept, for purposes of constructing a new highway, said strip being approximately 15 feet on one side of said Lot and extending diagonally across said Lot, it being the intent of this deed to convey the remainder of the lot above described.

of Greenville, on the western side of Palmetto St. in the city of Greenville, being shown and designated as the major portion of Lot 50 as shown on plat recorded in Plat Book A at Page 153 and being described according to said plat as follows: Beginning at an iron pin on the western side of Palmetto Street at joint front corner of Lots 50 & 51 and running thence with the line of Lot 51 S. 79 W. 150 feet to an iron pin thence S. 11E. 50 feet to an iron pin corner of Lot 49; thence with the line of Lot 49 N. 79 E. 150 feet to an iron pin thence of Palmetto Street, thence with the western side of Palmetto St. N. 11 W. 50 feet to the point of beginning. Less, however, a strip deeded by L.B. McDaniel to S.C. State Highway Dept, for purposes of constructing a new highway, said strip being approximately 15 feet on one side of said Lot and extending diagonally across said Lot, it being the intent of this deed to convey the remainder of the lot above described.

To have and to hold, with all and singular the rights 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: Shelby Cason (Witness), Martin D. Dell (Witness), Henry Abercrombie (Mortgagor), (IF MARRIED, BOTH HUSBAND AND WIFE MUST SIGN)

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 (A) 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 13th day of November, A. D. 1970. This instrument prepared by Mortgagee named above MY COMMISSION EXPIRES DECEMBER 16, 1970

RENUNCIATION OF DOWER

STATE OF SOUTH CAROLINA COUNTY OF Greenville

NO DOWER

MY COMMISSION EXPIRES DECEMBER 16, 1970

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.

Given under my hand and seal this ___ day of ___, 19__ (Seal) NOTARY PUBLIC FOR SOUTH CAROLINA

Recorded Nov. 19, 1970 at 11:15 A. M., #12062.

THIS CERTIFICATE \$524 IN DOC. STAMPS HAVE BEEN AFFIXED TO THE NOTE ACCOMPANYING THIS MORTGAGE

FOR SATISFACTION TO THIS MORTGAGE SEE SATISFACTION BOOK 4 PAGE 114

SATISFIED AND CANCELLED OF RECORD 6 DAY OF Dec. 1971 Ollie Fansworth R. M. C. FOR GREENVILLE COUNTY, S. C. AT 10:45 O'CLOCK A. M. NO. 15493