

JUL 11 1973
COMM. S. MURKELLY
AFFIDAVIT FILED

1254 214

REAL ESTATE MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville } ss.

This Mortgage, made this 3rd day of July 1973 by and between Henry W. McCarron & Flora J. McCarron hereinafter referred to as Mortgagors, and First Finance Company of Greenville hereinafter referred to as Mortgagee, witnesseth:

Whereas Mortgagors are indebted on their promissory note of even date in the sum of \$2803.00 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, 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 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, to wit: whereas 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 that certain piece parcel or lot of land, with all improvements thereon, and situate, lying and being in Mary Dell Township, near the Town of Travelers Rest, SC County of Greenville, State of SC, and containing one (1) acre more or less. Beginning at a nail and stopper in the center of Stamey Valley Road, said road intersecting with the corner pin of Joseph Johnson property and the Fannie Senbill property; thence North along the property line of Joseph Johnson for a distance of 230 feet to a point; thence in a Westerly direction for a distance of 190 feet to a point; thence in a Southerly direction to a nail and stopper in the said Stamey Valley Road to the point of beginning for 190 feet.

To have and to hold, with all and singular the rights, members, incidents 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 Mortgagors to enforce any of its rights or remedies hereunder shall not be a waiver of its rights to do so hereafter. Whenever the context so requires, plural words shall be construed in the singular.

Signed, sealed and delivered in the presence of:

A. J. Faugh
A. J. Faugh

Henry W. McCarron Jr. (Seal) Sign Here
Flora J. McCarron (Seal) Sign Here

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.

Sworn to before me this 3rd day of July, A. D. 1973

This instrument prepared by Mortgagee dated above, and recorded in the Public Office of the County of Greenville, South Carolina, on the 16th day of July, 1973.

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.

Given under my hand and seal this 3rd day of July 1973

Flora J. McCarron (Seal)
NOTARY PUBLIC
MY COMMISSION EXPIRES DECEMBER 18, 1974

Recorded July 11, 1973 at 11:00 A. M., # 966

942 K71 SC

Account No. 95211

4328 RV-2