

26080 05/04/79

REAL ESTATE MORTGAGE

MORTGAGEE VOL 1400 PAGE 413

FILED GREENVILLE CO. S3012-2-8 MAY 4 12 13 PM '79 DONNIE S. TARR R.M.C.

MORTGAGORS NAMES AND ADDRESS

- Donald, James A.
- Donald, Eunice Celeste
- Route 2 Cobb Road
- Pelzer, South Carolina 29669

US LIFE CREDIT CORP PO BOX 6428 - STA B GREENVILLE SC 29606 PHONE 232-6781

AMOUNT OF NOTE	PRINCIPAL OF LOAN	SCHEDULE OF PAYMENTS	FIRST DUE DATE	MATURITY DATE	RESCISSON DATE
4464.00	3339.41	36 124.00	06/04/79	05/04/82	05/09/79

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 tract or parcel of land, together with all improvements thereon situate, lying and being in the Dunklin Township, County of Greenville, South Carolina, and being more particularly described as follows: Beginning at a point in the center of a paved road running with A.M. Stewart party line in a S 72 1/2 W 418' (ft); thence running South 21X214' (ft); thence running 426' (ft) parallel with North boundary to center of highway; thence running with center of

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:

J. Don Sanders (Witness) J. Robert Allan (Witness)

James A. Donald (Seal) Eunice Celeste Donald (Seal) (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 mortgagors 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 4th day of May, A.D. 1979

J. Don Sanders (Witness) J. Robert Allan (Witness) NOTARY PUBLIC FOR SOUTH CAROLINA 4-3-88

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 1/3 or to all and singular the premises above described and released.

Sworn to before me this 4th day of May, A.D. 1979 (CONTINUED ON NEXT PAGE)

Eunice Celeste Donald (Signature of Mortgagor's Wife) J. Robert Allan (Notary Public for South Carolina) 4-3-88

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