

MORTGAGEE (LICENSEE)

Community Finance Corp.
200 E. North St.
Greenville, SOUTH CAROLINA

UNDERSIGNED BORROWER AUTHORIZES LENDER TO MAKE THE FOLLOWING DISBURSEMENTS FROM THE CASH ADVANCE. TO PROCURE THE INSURANCE FOR WHICH THE PREMIUMS ARE SHOWN HEREIN BELOW, AND SAID BORROWER ACKNOWLEDGES RECEIPT IN HAND OF THE AMOUNT SHOWN BELOW AS CASH TO BORROWER.

Greenville County
OFFICE NUMBER 3022

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ON PRIOR ACCOUNT NO.	\$
CHECK TO <u>Smith, Ralph C. & Lorena L.</u>	\$
CHECK TO <u>Smith, Ralph C. & Lorena L.</u>	\$
CHECK TO <u>Finance #1</u>	\$ 815.00
CHECK TO <u>and to "C" Bank</u>	\$ 332.12
CHECK TO <u>and to "C" Bank</u>	\$ 327.00
CHECK TO <u>and to "C" Bank</u>	\$ 276.30
TOTAL COST OF AUTHORIZED INSURANCE	\$.88
DOCUMENTARY STAMPS	\$ 1.75
OFFICIAL FEES	\$ 7.55
*CASH TO BORROWER	\$ 1711.77
CASH ADVANCE	\$ 85.71
INITIAL CHARGE	\$ 360.00
FINANCE CHARGE	\$

FILED
GREENVILLE REAL ESTATE MORTGAGE

FEB 1 2 11 PM 1967

ACCOUNT NO. 11461
MORTGAGOR(S) (NAME AND ADDRESS) Ralph C. & Lorena L. Smith, R.M.C. 9 Cooper St. Greenville, S.C.
SPOUSE
DATE OF MORTGAGE 1-30-67
DUE DATE 15th
AMOUNT OF NOTE \$2160.00
SCHEDULE OF PAYMENTS: 36 mos. x \$60.00
FIRST PYMT DATE 3-15-67
MATURITY DATE 1-30-70
CASH ADVANCE \$1711.77
INITIAL CHARGES \$85.71
FINANCE CHARGE \$360.00
DOCUMENTARY STAMPS \$.88
OFFICIAL FEES \$7.55
CR. LIFE INS. \$4.00
CR. A & H INS. \$4.50
PROPERTY INS. \$7.20

AMOUNT OF LOAN \$2160.00
PRINCIPAL *BORROWER'S SIGNATURE
SECURITY FOR LOAN: Household Goods, 2 Real Estates,

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 piece, parcel or lot of land with the improvements thereon situate

lying and being in or near Greenville in the County of Greenville, S.C., and being more particularly described as lot No 198 Section 1 as shown on plat entitled "Subdivision for Abney Mills Brandon Plat G'vle, S.C. made by Dalton & Neves Engineers, G'vle, S.C. February 1959 and recorded in the Office of the RMC for Greenville County in plat Book QQ at pages 56 to 59. According to said plat within described lot is also known as No 9 Cooper Street and fronts thereon 97 feet.

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:

[Signature] (WITNESS)
[Signature] (WITNESS)
Ralph C. Smith (Seal) (IF MARRIED, BOTH HUSBAND AND WIFE MUST SIGN)
Lorena L. Smith (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 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 30 day of January, A. D., 19 67

[Signature] (WITNESS)
Ronnie A. Sullivan
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 30 day of January, A. D., 19 67

Lorena L. Smith
SIGNATURE OF MORTGAGOR'S WIFE
Ronnie A. Sullivan
NOTARY PUBLIC FOR SOUTH CAROLINA

Recorded February 1st, 1967, at 2:11 P.M. #18143