

MORTGAGEE (LICENSEE)

Sterling Finance Co.
 100 W. North St.
 Greenville, SOUTH CAROLINA

UNDER SIGNED BORROWER AUTHORIZES LENDER TO MAKE THE FOLLOWING ADVANCE TO SECURE THE INSURANCE FOR WHICH THE PREMIUMS ARE PAID BY BORROWER. BORROWER ACKNOWLEDGES RECEIPT IN NAME OF THE AMOUNT SHOWN AS CASH TO BORROWER.

GREENVILLE COUNTY, SOUTH CAROLINA
 OFFICE NUMBER 39-642

REAL ESTATE MORTGAGE



ACCOUNT NO. 335
 DATE OF MORTGAGE 3-24-67

MORTGAGOR(S) (NAME AND ADDRESS)
 MR. & MRS. PHILLIPS, Gerald L. & Kathryn
 201 Brookdale Ave.
 Greenville, S. C. ZIP 29607

SPRUSE Mrs. Olive Farnsworth DUE DATE 6th

AMOUNT OF NOTE	SCHEDULE OF PAYMENTS AMOUNT	FIRST PYMT DATE	MATURITY DATE	CASH ADVANCE
\$1296.00	36 x \$36.00	5-6-67	3-24-70	\$1028.57

INITIAL CHARGE	FINANCE CHARGE	DOCUMENTARY STAMPS	OFFICIAL FEES	CR. LIFE INS.	CR. A & H INS.	PROPERTY INS.
\$51.43	\$216.00	\$.52	\$2.75	\$38.88	\$38.88	\$58.32

ON PRIOR ACCOUNT NO. P 2275

CHECK TO Gerald L. & Kathryn Phillips

CHECK TO Kathryn Phillips

CHECK TO 1028.57

CHECK TO 136.00

CHECK TO .52

CHECK TO 2.75

CASH TO BORROWER (L.C.) 21.00

CASH ADVANCE 1028.57

INITIAL CHARGE 51.43

FINANCE CHARGE 216.00

AMOUNT OF LOAN \$1296.00

PRINCIPAL BORROWER'S SIGNATURE Gerald L. Phillips

SECURITY FOR LOAN: Household Goods & Real Estate

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, his 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 buildings and improvements thereon, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as lot No. 19, Block F., Fair-Height Subdivision, as per plat thereof recorded in the REC Office for Greenville County, South Carolina, in Plat Book F Page 257, and having according to said plat the following notes and bounds, to-wit:

(See reverse side)

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:

James P. Willison
 (WITNESS)

Celestine Lewis
 (WITNESS)

Gerald L. Phillips (Seal) Sign Here
 (IF MARRIED, BOTH HUSBAND AND WIFE MUST SIGN)

Kathryn J. Phillips (Seal) Sign Here
 (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 24th day of March, A. D., 19 67

Celestine Lewis
 (WITNESS)

James P. Willison
 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 who-soever, 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 24th day of March, A. D., 19 67

Kathryn J. Phillips
 SIGNATURE OF MORTGAGOR'S WIFE

James P. Willison
 NOTARY PUBLIC FOR SOUTH CAROLINA