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RECORDING FEE 150

REAL ESTATE MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville } ss.

This Mortgage, made this 7th day of January, 1974, by and between Cleo J. and Lou Jones hereinafter referred to as Mortgagors, and Dist Finance Company of Greenville, hereinafter referred to as Mortgagee, witnesseth:

Witness, Mortgagee are indebted on their promissory note of even date in the sum of \$9300.00 payable to Mortgagee and containing 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.

NOTY 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 (\$3.00) to the Mortgagors in cash 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: Beginning at an iron pin on the North side of Fortner Street (formerly known as Boatner Street) at the corner of Lot No. 31, which point is 50 feet East of the intersection of said Fortner Street with Jones Alley; running thence N. 10-45 E. 150 feet to a point; thence S. 79-15 E. to feet to a point; thence S. 10-45 W 150 feet to an iron pin on the North edge of Fortner Street; thence with said Fortner Street, S. 79-15 W 60 feet to an iron pin, the point of beginning.

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 Mortgagors 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]
[Signature]
(WITNESSES)

[Signature] (Seal) **Spouse**
(IF MARRIED, BOTH HUSBAND AND WIFE MUST SIGN)
[Signature] (Seal) **Spouse**
(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 execution thereof.

Given to before me this 7th day of January, A. D., 1974

This instrument prepared by Mortgagee named above BY COMMISSIONER TANNERLEY EXPIRES DECEMBER 16, 1978

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, *[Name]*, has, upon being privately and separately examined by me, declared that she does freely, voluntarily and without any compulsion, duress or fraud, relinquish, release, surrender, release and forever relinquish unto the above-named Mortgagee, its successors and assigns, all her interest and claims, and the right, title and claim of dower, of, in or to all and singular the premises above described and released.

Given under my hand and seal this 7th day of January, 1974

[Signature] (Seal) **Spouse**
BY COMMISSIONER TANNERLEY EXPIRES DECEMBER 16, 1978