

21963 6/27/74

REAL ESTATE MORTGAGE FILED JUL 3 1974

390176 MORTGAGEE US LIFE CREDIT CORPORATION 100 EAST NORTH STREET P O BOX 2451 GREENVILLE SC 29602 PHONE 232-6781 900.1315 PAGE 577

MORTGAGORS NAMES AND ADDRESS

Davis, Fred C. Sr., and Juanita 300 Delray Circle Greenville, South Carolina 29611

AMOUNT OF NOTE	PRINCIPAL OF LOAN	SCHEDULE OF PAYMENTS	FIRST DUE DATE	NEXT DUE DATE
3456.00	2658.46	48 @ 72.00	8/5/74	6/27/78

RECEIVED DATE 6-30-74

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 premises situated in the County of Greenville and State of South Carolina, to-wit: All that certain piece, parcel or lot of land, situate, lying and being in

Greenville County, State of South Carolina, on the eastern side of Delray Circle being shown and designated as Lot 51 on a plat of Section 2, Framington Acres, recorded in the RMC Office for Greenville, County in Plat Book "B9" at page 169 and having the following metes and bounds, to-wit: Beginning at a point on the eastern side of Delray Circle, joint front corner of Lots

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 shall 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 claiming the Mortgage. 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.

Sealed and delivered in the presence of

Signatures of Fred C. Davis Sr. and Juanita Davis with 'Sign Here' boxes.

STATE OF SOUTH CAROLINA } COUNTY OF Greenville } SS.

Personally appeared before me the undersigned Notary Public and being duly sworn, he declared that he is the above named Fred C. Davis Sr. and delivered the foregoing instrument for the uses and purposes therein mentioned, and that he, with the other witness subscribed above, witnessed the execution thereof.

Notary Public signature and date: 27 June 1974.

RENUNCIATION OF DOWER

STATE OF SOUTH CAROLINA } COUNTY OF Greenville } SS.

I, the undersigned Notary Public, do hereby certify that all the conditions set forth in the above mentioned Mortgage and this last appeared to me as being being properly and equitably executed by the said Fred C. Davis Sr. and Juanita Davis, and that the same are in full force and effect, and that the said Fred C. Davis Sr. and Juanita Davis, by their respective signatures, have and assume all the burden, liability and cost of the right and claim of dower, of interest and support of the premises above described and released.

Signatures of Juanita Davis and Notary Public, with date: 27 June 1974. (CONTINUED ON NEXT PAGE)

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