

ACCOUNT NO. 22451 MORTGAGE DATE 2 / 1 / 75

REAL ESTATE MORTGAGE MORTGAGEE NAME AND ADDRESS

GREENVILLE CO. S. C.

MORTGAGORS NAMES AND ADDRESS:

Moder, Dorothy M. & William F.
Rt. 8 Box 99 Old Dunham Bridge Rd.
Greenville, S. C. 29611

39012-2-B
USLIFE CREDIT CORPORATION
100 EAST NORTH STREET
P O BOX 2451
GREENVILLE SC 29602
PHONE 232-6781

AMOUNT OF NOTE	PRINCIPAL OF LOAN	SCHEDULE OF PAYMENTS	FIRST DUE DATE	MATURITY DATE	RESCISSION DATE
2160.00	1756.10	36 @ 60.00	2 / 23 / 75	2 / 23 / 78	1 / 27 / 75

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:

Beginning at an iron pin on the eastern side of dunham Bridge Rd., joint corners of lot numbers 9 and numbers 8, and running thence south 49-56 E. 491.8 feet to an iron pin; thence S. 15-56 W. 76-9 feet to an iron pin; thence N. 5-1-06 W. 506.5 Feet to an iron pin; and thence N. 27-56 E. 84 Ft. 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 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

Amos B. Hootch (Witness) *William F. Moder* (Seal) Sign Here
Amos B. Hootch (Witness) *Dorothy M. Moder* (Seal) Sign Here

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 23 day of JAN, A.D. 1975

This instrument prepared by Mortgagee named above.

Amos B. Hootch (Witness) *Laura L. Wright* (Notary Public for South Carolina)

RENUNCIATION OF DOWER

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } SS.

I, the undersigned, Notary Public for South Carolina, do hereby certify and declare that the undersigned wife of the above named Mortgagor, did this day appear before me, and upon being privately and separately examined, she declared that she freely, voluntarily and without any compulsion, dread or fear of any person or persons whatsoever, renounced and transferred all her right, title and interest in the above named Mortgage, its successors and assigns, dower interest and estate, and also all her right and claim of dower, at or to or from the premises above described, and released.

Sworn to before me this 23 day of JAN, A.D. 1975

(CONTINUED ON NEXT PAGE)

Dorothy M. Moder (Notary Public for South Carolina)

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