

ACCOUNT NO. 23019      MORTGAGE DATE 10/10/75

GREENVILLE, S. C. REAL ESTATE MORTGAGE  
 OCT 14 12 42 PM '75

MORTGAGORS NAMES AND ADDRESS  
 Edw. S. Tankersley R.M.C.  
 Smith, Edwin S. & Geneva  
 Rt. #3 Box 511  
 Travelers Rest, S. C. 29690

AMOUNT OF NOTE	PRINCIPAL OF LOAN	SCHEDULE OF PAYMENTS	FIRST DUE DATE	MATURITY DATE
\$3936.00	\$3027.70	48      \$82.00	11/10/75	10/10/79

MORTGAGEE  
 39012-2-8  
 US LIFE CREDIT CORP  
 1565 LAURENS RD  
 P O BOX 2451  
 GREENVILLE SC 29602  
 PHONE 232-6781  
 BOOK 1351 PAGE 187

REASSIGN DATE  
 10/14/75

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 Mortgagee in hand well and truly paid by Mortgagee at and before the sealing and delivery of the aforesaid, 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 lying, situate and being in Bates Township State and County aforesaid, known as apart of that land conveyed to me by Deed of W. F. Newby on November 10, 1936, and recorded in the REC Office for Greenville County State of South Carolina in Book 451, page 405, of Claude Smith, having the following notes and bounds BEGINNING at an I.P. at White Horse Road and running S. 14-30 E. 150 feet along the property of H. B. Davis to an iron

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

Shelley D. Campbell      Edw. S. Tankersley (Seal)      Sign Here  
 WITNESS      WITNESSES ON

Paul J. ...      Geneva M. Smith (Seal)      Sign Here  
 WITNESS      WITNESSES ON

STATE OF SOUTH CAROLINA }  
 COUNTY OF GREENVILLE } SS.

Personally appeared before me the undersigned Notary Public, with us and being duly sworn, Edw. S. Tankersley that he said the above named mortgagor(s) sign, seal and deliver the foregoing instrument for the uses and purposes therein mentioned, and that Shelley D. Campbell and Paul J. ... the other witness(es) subscribed above, witnessed the due execution thereof.

Sworn to before me this 10<sup>th</sup> day of Oct, A.D. 1975

This instrument prepared by Mortgagee named US Life Credit Corp

STATE OF SOUTH CAROLINA }  
 COUNTY OF GREENVILLE } SS.

I, the undersigned Notary Public, do hereby certify that Edw. S. Tankersley and Geneva M. Smith did this day appear before me, and upon being privately and separately examined by me, did declare that she said Edw. S. Tankersley voluntarily and without any compulsion, dread or fear of any person or persons who, cover, conceal, or 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, and singular the premises above described and released.

Sworn to before me this 10<sup>th</sup> day of Oct, A.D. 1975

(CONTINUED ON NEXT PAGE)

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