

AMOUNT 23022 | MORTGAGE DATE 10/10/75

REAL ESTATE MORTGAGE FILED GREENVILLE CO. S. C.

MORTGAGORS NAMES AND ADDRESS

Fritt, Clyde E. & Grace N.
14 Davis St.
Greenville, S. C. 29609

OCT 14 12 42 PM '75
DONNIE S. TANKERSLEY
R.M.C.

AMOUNT OF NOTE	PRINCIPAL OF LOAN	SCHEDULE OF PAYMENTS	FIRST DUE DATE	MATURE DATE
6000.00	4372.56	60 @ 100.00	11/10/75	10/10/80

MORTGAGEE NAME AND ADDRESS

39012-2-8
USLIFE CREDIT CORP
1565 LAURENS RD
P O BOX 2451
GREENVILLE SC 29602
PHONE 232-6781
800 1351 PAGE 189

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: All those pieces, parcels or lots of land, situate, lying and being in the

state of South Carolina of Greenville, Greenville Township, being known and designated as Lot 37 and western half of Lot 36 of subdivision known as Sanson Golf Park as shown on plat recorded in the RMC office for Greenville County in Plat Book "C" at page 153 and having the following metes and bounds

to wit: BEGINNING at an iron on the southern side of Davis Street, in front corner of 19' to have and to hold, with all and singular the rights, members, hereditaments and appurtenances to the said premises, unto said Mortgagee, provided always, and this instrument is made, executed, sealed and delivered up on 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

Mary L. Barkley
Grace N. Fritt

Clyde E. Fritt (Seal) Sign Here
Grace M. Fritt (Seal) Sign Here

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville } SS.

Personally appeared before me the undersigned witness and being duly sworn by me, I do hereby certify that he saw the abovesigned 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 10th day of Oct, A.D. 1975

Mary L. Barkley
Linda L. Bryant

This instrument prepared by Mortgagee named as USLIFE CREDIT CORP EXP 15-2983

RENUNCIATION OF DOWER

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville } SS.

I, the undersigned Nancy Fritt, 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 of fear of any person or persons who may have, demand, release and forever relinquish unto the abovesigned Mortgagee, its successors and assigns, all her interest and estate, and also all her right and claim to dower, of in and to all and singular the premises above described and released.

Sworn to before me this 10th day of Oct, A.D. 1975
(CONTINUED ON NEXT PAGE)

Grace M. Fritt
Linda L. Bryant
USLIFE CREDIT CORP EXP 15-2983

3575

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