V 25399 01 13 78

REAL ESTATE MORTGAGE

Feb 2 10:15 a.m. '78

MORTGAGORS

Morris, Melvin J. & Dorothy
638 Old Augusta Road
Greenville, S..C. 29615

MORTGAGEE

[illegible] CORP
[illegible] LAURENS RD.
PO BOX 6428 - STA B
GREENVILLE SC 2960[illegible]
PHONE 232-6781

AMOUNT OF LOAN	NO. PAY. OF LOAN	CONSTANT PAYMENTS	FIRST DUE DATE	MATURITY DATE
9240.00		60 @ 154.00	02/18/78	01/18/83

DATE OF LOAN: 01/18/78

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

WHEREAS the Mortgagors are indebted to the Mortgagee in the principal sum as stated in the Promissory Note of even date herewith, payable to the order of the Mortgagee and evidencing a loan made by said Mortgagee to the Mortgagors as stated in said Note, which said Note is payable in monthly installments as therein stated, and on which Note payment in advance may be made in any amount at any time, and default in making payments as therein stated shall render the whole amount unpaid thereon, and without notice or demand render the entire amount unpaid thereon at once due and payable.

NOW KNOW ALL MEN, That the consideration of said loan and to further secure the payment of said Note and also the consideration of three dollars ($3) to the Mortgagors in hand well and truly paid by Mortgagee at and before the sealing of these presents, the 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 certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed theron, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as lot # 1 on plat of Dreher Colony recorded in the R.M.C. office for Greenville County in plat Book FFF at page 41, and a recent survey prepared by Carolina Engineering and Suryeying Company; dated 1-8-69, entitled "Property of Melvin J. Morris

To have and to hold, all and singular the said premises unto the said Mortgagee, forever. And the Mortgagors do hereby bind themselves and their heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said Mortgagee, its successors and assigns, from and against the Mortgagors and their heirs and all persons whomsoever lawfully claiming or to claim the same or any part thereof.

PROVIDED ALWAYS, and it is hereby agreed, by and between the parties hereto, that if the said Mortgagors, their heirs, executors, administrators or assigns, shall well and truly pay unto the said Mortgagee the above-described Note according to the terms thereof, and shall perform all the covenants and conditions of said Note and of this Mortgage, then this Mortgage shall cease, determine and be void; but should default be made in the payment of any sum due on said Note, or any part thereof, or should the Mortgagors fail to perform any of the covenants or conditions of said Note or of this Mortgage, then the whole of said Note shall become due and payable by the exercise of the option hereby given, and this Mortgage may be foreclosed. And it is hereby covenanted by the parties hereto that in the event of suit for the purpose of satisfying and paying the entire indebtedness secured hereby, without declaration 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 are lawfully seized of said premises in fee simple and have the right to convey the same; that the premises are free and clear of all encumbrances, except as otherwise noted, and will warrant and defend the same against all persons whomsoever lawfully claiming the same or any part thereof. Any waiver of the Mortgagee of any of its rights hereunder shall not be a waiver of its rights to any subsequent default hereunder.

Signed, sealed and delivered in the presence of:

[signature] (Seal) Sign Here
WITNESS
[signature] (Seal) Sign Here
WITNESS

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

Personally appeared before me the undersigned witness and made oath that (s)he saw the within named Mortgagors sign, seal and deliver the within mortgage instrument for the uses and purposes therein expressed and that (s)he with the other witness subscribed above witnessed the due execution thereof.

[signature]

SWORN to before me this 13th day of Jan. 78

Notary Public

RENUNCIATION OF DOWER

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

I, the undersigned Notary Public, do hereby certify unto all whom it may concern that Mrs. [illegible] 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 or fear of any person or persons whomsoever, renounce, release and forever relinquish unto the Mortgagee, its successors and assigns, all her interest and estate, and also all her right and claim of dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 13 day of Jan. 78

Notary Public

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