

Documentary Stamps paid on the actual amount financed of \$37,564.90 *J.M.*
GREENVILLE, S.C. REAL ESTATE MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

This Mortgage, made this 18th day of November, 1983, by and between John H. McGowan and Rubye A. McGowan, hereinafter referred to as Mortgages, and Norwest Financial South Carolina, Inc. hereinafter referred to as Mortgagee, with-ceth:

Whereas, Mortgages are indebted on their promissory note of even date in the sum of \$53,984.88 *J.M.* payable to Mortgagee and evidencing a loan made to Mortgages by Mortgagee, which said note is payable in monthly installments, and according to the terms thereof 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 unless required by law, render the entire sum remaining unpaid on said note at once due and payable.

NOW KNOW ALL MEN that in consideration of said loan and also in consideration of three dollars (\$3) to the Mortgages in hand well and truly paid by Mortgagee at and before the sealing and delivery of these presents, receipt whereof is hereby acknowledged, the Mortgages hereby grant, forgive, 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 County of Greenville, State of South Carolina, and being known and designated as Lots Nos., 67, 68, 69 and 28 as shown on plat of Glendale Heights Subdivision, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book KK at page 143; being the same property conveyed to us by Billie B. Bridges, et al. by deed dated November 18, 1966, and recorded in the R.M.C. Office for Greenville County in Deed Vol. 309 at Page 515.

This being the same property conveyed to John H. McGowan and Rubye A. McGowan, by Peter Monell Coon and Deanna A. Coon, by deed dated June 21, 1971, and recorded June 22, 1971 in Deed (cont)

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 Mortgages shall pay in full to the said Mortgagee the above described Note according to the terms thereof, and all other sums secured hereby, 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.

This mortgage is given to secure the payment of the above described note, as well as all other sums and future advances which may hereafter be owing to Mortgagee by Mortgages however evidenced. It is understood and agreed that the Mortgages may from time to time make loans and advances to Mortgagee, all of which will be secured by this mortgage, provided however that the total amount of existing indebtedness and future advances outstanding at any one time may not exceed the maximum principal amount of \$75,000, plus interest thereon, attorneys' fees, and court costs.

The Mortgages 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. Mortgages also covenant not to sell or transfer the real estate, or any part thereof, without Mortgagee's prior written consent and any such sale or transfer without Mortgagee's prior written consent shall constitute a default under the terms hereof. Any failure of the Mortgages 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

Lawrence E. Woodard
Candy E. Pearson

John H. McGowan
Rubye A. McGowan

Sign Here
Sign Here

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

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.

Witness to before me this 18th day of November, 1983, A.D. 1983
This instrument prepared by M...

Lawrence E. Woodard
Candy E. Pearson

RENUNCIATION

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife of the above named Mortgagee, 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, fraud or force of any person or persons whomsoever, renounce, 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 all and singular the premises above described, and released.

Given under my hand and seal this 18th day of November, 1983.

Rubye A. McGowan
Lawrence E. Woodard
Candy E. Pearson (Seal)

5990

1325