

JAN 15 1979
MAILED X221775
STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE
SATISFIED AND CANCELLED OF RECORD
PAY OF MAY 19 1983
Ernestine Hellean
AT 11 O'CLOCK A.M. NOV 19 1984
GREENVILLE COUNTY
Ernestine Hellean

29984

TO
FinanceAmerica Mortgage
Services Inc.
P.O. Box 6020
Greenville, S.C. 29606

Mortgage of Real Estate

I hereby certify that the within Mortgage has been
this 15th day of January
1979 at 10:00 A.M. record in
Book 1455 of Mortgages, page 217

As N. *Denise J. Sandorady*
Register of Mense Conveyance
County
Greenville

\$6,660.00
Lot 47 Carolina St. "Oxford" Sub
BOOK 1455 PAGE 217

RECORDED JAN 15 1979 at 10:00 A.M.
Notary Public for South Carolina
My commission expires:

10th day of January 1979
GIVEN under my hand and seal this
and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.
I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, 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 whatsoever, renounce, release and forever relinquish unto the mortgagor(s) and the mortgagor(s)' heirs or successors and assigns, all her interest and estate.

RENUNCIATION OF DOWER

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
Notary Public for South Carolina
My commission expires: My Commission Expires October 9, 1988

SWORN to before me this 10th day of January 1979
Charles D. Robinson
Notary Public for South Carolina
My commission expires: My Commission Expires October 9, 1988

Personally appeared the undersigned witness and made oath that (she) saw the within named mortgagor(s) sign, seal and as the mortgagor(s) act and deed, (she) being the other witness subscribed above, witnessed the execution hereof.

BY: *William B. Mat...*
DATE: 4-18-83
MAY 12 1983
FinanceAmerica Corporation
PAID
SIGNED, sealed and delivered in the presence of:
William B. Mat...
WITNESS the Mortgagor's hand and seal this 10th day of January 1979

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That the covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrators successors and assigns, of the parties hereto. Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
(6) That the covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrators successors and assigns, of the parties hereto. Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
(7) That the Mortgagor shall hold and enjoy the premises above conveyed until there is a default under this mortgage or in the note secured hereby. It is the true meaning of this instrument that if the Mortgagor shall fully perform all the terms, conditions, and covenants of the note secured hereby, that then this mortgage shall be utterly null and void, otherwise to remain in full force and effect.
(8) That the Mortgagor shall hold and enjoy the premises above conveyed until there is a default under this mortgage or in the note secured hereby. It is the true meaning of this instrument that if the Mortgagor shall fully perform all the terms, conditions, and covenants of the note secured hereby, that then this mortgage shall be utterly null and void, otherwise to remain in full force and effect.
(9) That if there is a default in any of the terms, conditions, or covenants of this mortgage, or of the note secured hereby, then, all the option of the Mortgagor, all sums then owing by the Mortgagor to the Mortgagor shall become immediately due and payable, and the mortgage may be foreclosed. Should any legal proceedings be instituted for the foreclosure of this mortgage, or should the Mortgagor be a party to any suit involving this mortgage or the title to the premises described herein, or should the debt secured hereby or any part thereof be placed in the hands of any attorney at law for collection by suit or otherwise, all costs and expenses incurred by the Mortgagor, and a reasonable attorney's fee, shall thereupon become due and payable immediately or on demand, at the option of the Mortgagor, as a part of the debt secured hereby. Should any legal proceedings be instituted for the foreclosure of this mortgage, or should the Mortgagor be a party to any suit involving this mortgage or the title to the premises described herein, or should the debt secured hereby or any part thereof be placed in the hands of any attorney at law for collection by suit or otherwise, all costs and expenses incurred by the Mortgagor, and a reasonable attorney's fee, shall thereupon become due and payable immediately or on demand, at the option of the Mortgagor, as a part of the debt secured hereby.
(10) That if there is a default in any of the terms, conditions, or covenants of this mortgage, or of the note secured hereby, then, all the option of the Mortgagor, all sums then owing by the Mortgagor to the Mortgagor shall become immediately due and payable, and the mortgage may be foreclosed. Should any legal proceedings be instituted for the foreclosure of this mortgage, or should the Mortgagor be a party to any suit involving this mortgage or the title to the premises described herein, or should the debt secured hereby or any part thereof be placed in the hands of any attorney at law for collection by suit or otherwise, all costs and expenses incurred by the Mortgagor, and a reasonable attorney's fee, shall thereupon become due and payable immediately or on demand, at the option of the Mortgagor, as a part of the debt secured hereby.
should legal proceedings be instituted pursuant to this instrument, any party having jurisdiction may, as creditors or otherwise, appear in a receiver of the mortgaged premises, with full authority to take possession of the mortgaged premises and collect the rents, issues and profits, including a reasonable rental to be fixed by the Court in the event said premises are occupied by the mortgagor and after deducting all charges and expenses attending such proceeding and the execution of its trust as receiver, shall apply the residue of the rents, issues and profits toward the payment of the debt secured hereby.