

MORTGAGEE (LICENSEE)

Community Finance Corporation  
100 E. North St.  
Greenville, SOUTH CAROLINA

UNDERSIGNED BORROWER AUTHORIZES LENDER TO MAKE THE FOLLOWING DISBURSEMENTS FROM THE CASH ADVANCE, TO PROCURE THE INSURANCE FOR WHICH THE PREMIUMS ARE SHOWN HEREIN BELOW, AND SAID BORROWER ACKNOWLEDGES RECEIPT IN HAND OF THE AMOUNT SHOWN BELOW AS CASH TO BORROWER.

Greenville County  
OFFICE NUMBER 39-012-

DISBURSEMENTS: TO LENDER FOR NET BALANCE DUE

ON PRIOR ACCOUNT No. 1621 \$ 907.10  
CHECK TO Flewood &/or Elizabeth  
CHECK TO Benson \$ 113.50  
CHECK TO BOOK 1087 PAGE 139  
CHECK TO \_\_\_\_\_  
CHECK TO \_\_\_\_\_  
TOTAL COST OF AUTHORIZED INSURANCE \$ 172.80  
DOCUMENTARY STAMPS \$ .60  
OFFICIAL FEES \$ 4.00  
\*CASH TO BORROWER IC 2.00 \$ 2.00  
CASH ADVANCE \$ 1200.00  
INITIAL CHARGE \$ -0-  
FINANCE CHARGE \$ 240.00

REAL ESTATE MORTGAGE

ACCOUNT NO. 2320	MORTGAGOR(S) (NAME AND ADDRESS) MR. & MRS. <del>JOHN</del> BENSON, Flewood rmi & Elizabeth C. Rt. 4, Brushy Creek Rd. Greer, S. C.	SPOUSE	DUE DATE 1st
DATE OF MORTGAGE 3-21-68		ZIP 29651	
AMOUNT OF NOTE \$ 1440.00	SCHEDULE OF PAYMENTS NO. 36 x \$ 40.00	FIRST PYMT DATE 5-1-68	MATURITY DATE 3-21-71
INITIAL CHARGES \$ -0-	FINANCE CHARGE \$ 240.00	DOCUMENTARY STAMPS \$ .60	OFFICIAL FEES \$ 4.00
		CR. LIFE INS. \$ 43.20	CR. A & H INS. PROPERTY INS. \$ 43.20
			CASH ADVANCE \$ 86.40

AMOUNT OF LOAN \$ 1440.00  
PRINCIPAL BORROWER'S SIGNATURE Flewood Benson  
SECURITY FOR LOAN: Real Estate

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:

Chick Springs Township, about three miles south west of Greer, S.C. Being bounded on the North by Lot of Tom Anderson (Formerly Boyce Durham,) on the east by other property of Clarence Benson, on the south and west by other property of Clarence Benson, and being a part of the same lot of land conveyed to Clarence Benson by Deed from Mrs. Minnie L. Hahn, May 20, 1947, recorded in the office of the RMC Office of Greenville County in Deed Book 370 at page 143, and having the following courses and distances to wit: BEGINNING at an old iron pin, joint corner of the Anderson lot and of Clarence Benson lot, and runs thence with the Anderson line, S. 62-50 W. 150 ft. to an iron pin on the said line, New Corner, thence a new line, S. 25-15 E. 75 ft. to an

(Continued on reverse side)

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 hereafter. Whenever the context so requires, plural words shall be construed in the singular.

Signed, sealed and delivered in the presence of:

M. Floyd (WITNESS)  
M. Floyd (WITNESS)

Flewood Benson (Seal) Sign Here  
(IF MARRIED, BOTH HUSBAND AND WIFE MUST SIGN)  
Elizabeth C. Benson (Seal) Sign Here  
(IF MARRIED, BOTH HUSBAND AND WIFE MUST SIGN)

STATE OF SOUTH CAROLINA }  
COUNTY OF Greenville } SS.

Personally appeared before me the undersigned witness and being duly sworn by me, made oath that he saw the above-named mortgagor(s) 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 21 day of March, A. D., 19 68

James P. Willis (WITNESS)  
My Commission Expires Jan. 1, 1971

This instrument prepared by Mortgagee named above

RENUNCIATION OF DOWER

STATE OF SOUTH CAROLINA }  
COUNTY OF Greenville } SS.

I, the undersigned Notary Public, 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 or fear 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.

Sworn to before me this 21 day of March, A. D., 19 68  
(CONTINUED ON REVERSE PAGE)

Elizabeth C. Benson SIGNATURE OF MORTGAGOR'S WIFE  
James P. Willis NOTARY PUBLIC FOR SOUTH CAROLINA  
My Commission Expires Jan. 1, 1971