

MORTGAGEE (LENDER)

Community Finance Corporation  
100 E. North St.  
Greenville

Greenville County

OFFICE NUMBER 39-012

FILED MAR 10 1967 THE 450 GREENVILLE C. S. S.

REAL ESTATE MORTGAGE  
MAR 31 4 17 PM 1967

OLLIE FARNSWORTH

ACCOUNT NO. 1570  
MORTGAGOR(S) (NAME AND ADDRESS)  
NO. 6687  
SHEPHERD, A.B., Sr. & Elizabeth G.  
500 Old Augusta Road  
Greenville, S.C.

DISBURSEMENTS: TO LENDER FOR NET BALANCE DUE  
ON PRIOR ACCOUNT NO. P. 186 \$ 560.78  
CHECK TO A.B., Sr. & Elizabeth G. \$ 112.07  
CHECK TO SHERMAN \$  
CHECK TO \$  
CHECK TO \$  
CHECK TO \$  
TOTAL COST OF AUTHORIZED INSURANCE \$ 76.80  
DOCUMENTARY STAMPS \$ .40  
OFFICIAL FEES \$ 2.75  
CASH TO BORROWER \$ 5.25  
CASH ADVANCE \$ 758.05  
INITIAL CHARGE \$ 7.50  
FINANCE CHARGE \$ 194.45

AMOUNT OF NOTE	SCHEDULE OF PAYMENTS NO. & AMOUNT	FIRST PYMT DATE	MATURITY DATE	CASH ADVANCE
\$ 960.00	24 x \$ 40.00	5-7-67	3-31-69	\$ 758.05
INITIAL CHARGE \$ 7.50	FINANCE CHARGE \$ 194.45	DOCUMENTARY STAMPS \$ .40	OFFICIAL FEES \$ 2.75	CR. LIFE INS. \$ 19.20
			GR. A & H INS. \$ 28.80	PROPERTY INS. \$ 28.80

AMOUNT OF LOAN \$ 960.00  
PRINCIPAL \*BORROWER'S SIGNATURE  
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: and being known and designated as a portion of Tract No. 4, of the estate of

Ella Esley, as shown on a plat prepared by R. E. Dalton, dated February, 1923, and having the according to a more recent plat prepared by J. C. Hill, dated May 1, 1962, the following notes and bounds:

BEGINNING at an iron pin on the Northern side of Sherman Lane at the joint front corner of the lot herein described and property now or formerly of Sadia Poseley, and running thence with the line (Continuation of Description on reverse side)

To have and to hold, with all and singular the rights, members, appurtenances and appendages 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 hereof, when this Mortgage shall come, 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:  
Mortgagors: *[Signatures]*  
Witnesses: *[Signatures]*  
Elizabeth C. Sherman (Seal) Sign Here  
Cheryl Dickson (Seal) Sign Here

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 31 day of March, A. D., 1967  
Cheryl Dickson (Witness)  
James P. Willis (Notary Public for South Carolina)

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.

(CONTINUED ON NEXT PAGE)

Sworn to before me this 31 day of March, A. D., 1967  
Elizabeth C. Sherman (Signature of Mortgagor's Wife)  
James P. Willis (Notary Public for South Carolina)

Recorded March 31st, 1967, at 4:17 P.M. #23600

For satisfaction to this mortgage see R. E. M. Book 1186 page 84.

SATISFIED AND CANCELLED OF RECORD  
7th DAY OF April 1971  
Ollie Farnsworth  
R. M. C. FOR GREENVILLE COUNTY, S. C.  
AT 11:00 O'CLOCK A. M. NO. 23313.