

MORTGAGEE (LICENSEE)

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

UNDERSIGNED BORROWER AUTHORIZES LENDER TO MAKE THE FOLLOWING DISBURSEMENTS FROM THE CASH ADVANCE TO PRODUCE 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 O.S.C.

DISBURSEMENTS TO LEASE 45 FOR NET 45

ON PRIOR ACCOUNT NO. 1511 \$ 1217.65

CHECK TO JESE and/or \$

CHECK TO Marcell Latimore \$ 109.86

CHECK TO \$

CHECK TO BOOK 1658 PAGE 79 \$

CHECK TO \$

TOTAL COST OF AUTHORIZED INSURANCE \$ 155.56

DOCUMENTARY STAMPS \$.76

OFFICIAL FEES \$ 3.75

CASH TO BORROWER (1. Fee 2.10) \$ 2.10

CASH ADVANCE \$ 1571.18

INITIAL CHARGE \$ 28.82

FINANCE CHARGE \$ 312.00

REAL ESTATE MORTGAGE

AUG 31 11 35 AM 1967

OLLIE ANN MATH

ACCOUNT NO. 1930
DATE OF MORTGAGE 8-29-67
MORTGAGEE (NAME AND ADDRESS) JESSE L. and Marcell L. LATIMORE, Jesse LMI & Marcell L., 232 Alameda Street, Greenville, S.C.
OFFICE NO. 39-012
MORTGAGE NO. 29607

PERCENT OF NOTE	SCHEDULE OF PAYMENTS	FIRST PAYMENT DATE	MATURITY DATE	CASH ADVANCE
1872.00	36 mos. \$ 52.00	10-1-67	8-29-70	1531.18
INITIAL CHARGE \$ 28.82	FINANCE CHARGE \$ 312.00	DOCUMENTARY STAMPS \$.76	OFFICIAL FEES \$ 3.75	CO. LIFE INS. \$ 55.16
			ED. & W. INS. \$ 55.16	PROPERTY INS. \$ 61.24

AMOUNT OF LOAN \$ 1572.00
PRINCIPAL \$ 1572.00
BORROWER'S SIGNATURE: *Jesse Latimore*
SECURITY FOR LOAN: Real Estate

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville } ss.

WHEREAS, the Mortgages 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 Mortgagee in hand well and truly paid by Mortgagee at and before the sealing and delivery of these presents, receipt whereof is hereby acknowledged, the Mortgagee hereby

grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described real estate, situated in the County of Greenville, State of South Carolina, to-wit: Beginning at an iron pin on the South side of Boling Circle, joint corner of

Lots Nos. 138 and 139 running thence with line of Lot No 138, 143.2 feet to an iron pin;

thence in a westerly direction 25 feet to an iron pin joint corner of Lots 139 and 140; thence

with the line of No 140, 9 feet to an iron pin on the South Side of Boling Circle;

thence with Boling Circle in a Easterly direction 25 feet to an iron pin; the beginning corner

Recorded in Book 324 page 441, REC Office for Greenville County.

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 Mortgagee 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 selling and paying the entire indebtedness secured hereby.

The Mortgagee covenants 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 right 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:

James R. Phillips (Notary Public for South Carolina)
Marcell Latimore (Mortgagee)
Jesse Latimore (Mortgagee)

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville } ss.

Personally appeared before me the undersigned witness and before me, duly sworn by the said mortgagor(s) 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 29 day of August 1967 A. D. 1967
James R. Phillips (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 Mortgagor, 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 29 day of August A. D. 1967
Recorded Aug. 31, 1967 at 11:35 A. M., #6577.

Marcell Latimore
James R. Phillips (Notary Public for South Carolina)

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