

REAL ESTATE MORTGAGE

FILED-RECEIVED

BOOK

JUN 7 12 23 PM '93

STATE OF SOUTH CAROLINA

) SS.

COUNTY OF YORKThis Mortgage, made this 3rd day of JUNE, 19 93, by and between MARCUS W. CLAMP, LISA CLAMP
hereinafter referred to as Mortgagors, and Northwest Financial South Carolina, Inc., hereinafter referred to as Mortgagee, witnesseth:

Whereas, Mortgagors, to secure payment of a certain loan made to Mortgagors by Mortgagee, which said loan is evidenced by a note of even date payable to Mortgagee, Northwest Financial South Carolina, Inc., and which note is payable with interest thereon 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 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 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 YORK

All that certain piece, parcel or lot of land lying, being and situate in the city of Fort Mill, County of York, State of South Carolina, and being shown and designated as lot 11, Block A property of Columbia Compress Company on a boundary and physical Survey of Property of Marcus W. Clamp prepared by A. Alan Hallwork, Registered Surveyor, dated June 21, 1990, and recorded in the office of the Clerk of Court for York County in Plat Book 96, at page 130, and being more particularly described according said plat as follows: BEGINNING at an old iron on the northwestern edge of Falls Street, joint front corner of lot 2 and the within Lot 11 and running thence with the division line of said lots N. 43-41-50 W. 89.97 feet to an old iron: thence N. 39-23-52 E. 86.33 feet to an old iron: thence S. 36-19-30 E. 110.79 feet to an old iron at the edge of Faile Street; thence with Faile Street S. 53-30-44 W. 74.01 feet topoint of beginning.

TITLE SOURCE: Deed 06/28/90 Book 86 at Page 66.

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, 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 Mortgagors however evidenced. It is understood and agreed that the Mortgagee may from time to time make loans and advances to Mortgagors, 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 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 Mortgagors 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:

Lois Daniel Lusk

WITNESS

Marcus W. Clamp

Sign

(Seal) HereBeverly J. Dickey

WITNESS

Lisa Clamp

Sign

(Seal) HereSTATE OF SOUTH CAROLINA)
YORK) SS.
COUNTY OF YORK

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 3rd day of JUNE, A.D., 19 93

WITNESS

Notary Public for South Carolina

This instrument prepared by Mortgagors named above

RENUNCIATION OF DOWER

STATE OF SOUTH CAROLINA)
COUNTY OF YORK) SS.

RECORDED

RECORD VOL 727 PG 57

YORK COUNTY, S.C.

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 whatsoever, 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.

(IF MARRIED, WIFE MUST SIGN)

(Seal)

Given under my hand and seal this _____ day of _____, 19_____

NOTARY PUBLIC FOR SOUTH CAROLINA

942 E91 (SC)

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