21536

942 G66 SC

1.00 XX

FILED
MAR 9 1967
Mrs. [illegible]

BOOK 1051 PAGE 573

REAL ESTATE MORTGAGE

MORTGAGEE IS COMPANY CHECKED BELOW — G66 (South Carolina)

[ ] Dial Finance Company of Columbia, 1101-A HAMPTON ST. COLUMBIA, S.C. DIAL 256-2356 (184)	[ ] Dial Finance Company of Charleston, 292 KING ST. CHARLESTON, S.C. DIAL 723-2717 (200)	[XX] Dial Finance Company of Greenville, 20 E. COFFEE ST. GREENVILLE, S.C. DIAL 233-4391 (253)
[ ] Dial Finance Company of Anderson, Inc., 400 S. MAIN ST. ANDERSON, S. C. DIAL 226-6066 (285)	[ ] Dial Finance Company of Spartanburg, Inc., 134 W. MAIN ST. SPARTANBURG, S. C. DIAL 585-6241 (294)	[ ]
[ ]		

DATE OF NOTE AND THIS MORTGAGE	MONTHLY PAYMENT	FIRST PAYMENT DUE DATE	OTHERS SAME DAY OF EACH MONTH
3-7-67	$ 62.00	4-7-67	

FINAL PAYMENT DUE DATE	AMOUNT OF NOTE PAYABLE	NATURE OF SECURITY
3-7-70	IN 36 MONTHLY PAYMENTS	Household Goods ~~Real Estate~~

MORTGAGORS: (NAMES AND ADDRESS):

Odis D. & Sara Rumsey
116 Wood Dr.
Greer, S. C. 29651

1. Amount of Note		$ 2232.00
2. Initial Charge	$ 89.57	
3. Finance Charge	$ 372.00	$ 460.57
4. Original Dollar Charge For Loan	(Minus)	
5. Principal Amount of Loan Less Initial and Finance Charges		$ 1771.43
6. Due Lender on Former Obligation	$ 0	
PAID BY CHECK TO 7. Household Finance Co.	$ 900.00	
8. ~~Mark~~ Home Serivce	$ 608.00	
9. Customer	$ 25.40	
10.	$	
11. Documentary Stamps	$ .92	
12. Cost of Credit Life Insurance	$ 66.96	
13. Cost of Credit Accident and Health Insurance	$ 66.96	
14. Cost of Single Interest Household Goods Insurance	$ 100.44	
15. Filing, Recording and Releasing Fees	$ 2.75	
16. Total of Lines 6, 7, 8, 9, 10, 11, 12, 13, 14, and 15.	(Minus)	$ 1171.43
17. Cash Received and Retained by Borrower		$ 0

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: All that lot of land in the county of Greenville, state of South Carolina, on the southeast side of Wood Drive, and shown on plat made by R.S. Brockman, R.S., February 8, 1961 entitled "Property of Otis D. Rumsey" recorded in the RMC office for Greenville County in Plat Book VV page 17 and having according to said plat, the following metes and bounds, courses and distances, to wit:

BEGINNING at an iron pin on the southeast side of Wood Drive, which iron pin in 985 feet southwest from the southeast corner of the intersection of Wood Dr and Waymon Smith Road, corner of Dan Greer lot; thence with the Southeast said of said Wood Dr., S. 26-15 W. 154.5 feet to an iron pin, corner of Bruce Smith property; thence with the line of said property S. 49-20 E. 101.8 feet to an iron pin; thence N. 40-50 E. 21.7 feet to an iron pin, the rear joint corner of Lots Nos. 60 and 61 of Woodland Hgts. subdivision; thence with the joint line of said lots N. 38-10 E. 24.6 feet to an iron pin; thence with a new line across lot 60 N 48-10 E. 99.8 ft. to an iron pin; thence with the line of Lot #59 thence with the line of said lot N 39-21 W. 150.5 feet to an iron pin, the rear corner of Lot #59; thence with the line of said lot N 50-26 W. 150.4 feet to an iron pin, the beginning corner.

[illegible] said premises unto the said Mortgagee, its successors and assigns forever, provided, however, and the condition of these presents is such, 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 thereafter. Whenever the context so requires, plural words shall be construed in the singular.

Signed, sealed and delivered in the presence of:

Mae L Davis (WITNESS)
[illegible] (WITNESS)

X Otis D. Rumsey (Seal) Sign Here
(IF MARRIED, BOTH HUSBAND AND WIFE MUST SIGN)
X Sara H Rumsey (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.

Mae L Davis (WITNESS)

Sworn to before me this 7 day of March, A. D., 19 67.

Olin Doyle Forman
NOTARY PUBLIC FOR SOUTH CAROLINA

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.

Sara H. Rumsey
(IF MARRIED, WIFE MUST SIGN)

Given under my hand and seal this 7 day of March, 19 67.

Olin Doyle Forman (Seal)
NOTARY PUBLIC FOR SOUTH CAROLINA

Account No. 90357

Recorded March 9th, 1967 at 9:30 A.M. # 21536

Paid and satisfied Jan. 15, 1969.
Dial Finance Company of Greenville
Manager B. J. Jones
Witness Shirley Cason

SATISFIED AND CANCELLED OF RECORD
16 DAY OF Jan. 1969
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 9:00 O'CLOCK A M. NO. 16817