FILED

JAN 16 1969

BOOK 1114 PAGE 551

# REAL ESTATE MORTGAGE

MORTGAGEE IS COMPANY CHECKED BELOW

- ☐ Dial Finance Company of Greenville 200 Arcade Bldg., Gr., S. C. DIAL 233-1691
- ☐ Dial Finance Company of Spartanburg 200 Elford Bldg., Spbg., S. C. DIAL 582-4578
- ☐ Dial Finance Company of Anderson, Inc. 200 E. Main St. Anderson, S. C. DIAL 225-6161
- ☐ Dial Finance Company of Greenville, Inc. 200 W. Main St. Greenville, S. C. DIAL 242-0660
- ☐ Dial Finance Company of Spartanburg, Inc. 200 W. Main St. Spartanburg, S. C. DIAL 582-6481
- ☐ Dial Finance Company of Anderson, Inc. 200 E. Main St. Anderson, S. C. DIAL 225-6161

| DATE OF NOTE AND THIS MORTGAGE | MONTHLY PAYMENT | FIRST PAYMENT DUE MAY | OTHERS FALL DAY OF EACH MONTH |
|---|---|---|---|
| 1/7/69 | $ 62.00 | 2/7/69 | |

| FINAL PAYMENT DUE DATE | AMOUNT OF NOTE PAYABLE | | NATURE OF SECURITY |
|---|---|---|---|
| 1/7/72 | IN 36 PAYMENTS | MONTHLY | Household Goods<br>Real Estate |

MORTGAGOR(S) (NAMES AND ADDRESS):

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

| | | |
|---|---|---|
| 1. Amount of Note | | $ 2232.00 |
| 2. Initial Charge | $ 36.29 | |
| 3. Finance Charge | $ 381.07 | $ 417.36 |
| 4. Original Lump Charge For Loan | (Minus) | $ 1814.64 |
| 5. Principal Amount of Loan Less Initial and Finance Charges | | |
| 6. Due Lender on Former Obligation | $ 917.08 | |
| PAID BY CHECK TO 7. Domestic | $ 108.24 | |
| PAID BY CHECK TO 8. Customer | $ 516.06 | |
| PAID BY CHECK TO 9. | $ | |
| PAID BY CHECK TO 10. | $ | |
| 11. Documentary Stamps | $ .92 | |
| 12. Cost of Credit Life Insurance | $ 66.69 | |
| 13. Cost of Credit Accident and Health Insurance | $ 66.69 | |
| 14. Cost of Single Interest Household Goods Insurance | $ 133.92 | |
| 15. Filing, Recording and Releasing Fees | $ 4.50 | |
| 16. Total of Lines 6, 7, 8, 9, 10, 11, 12, 13, 14, and 15. | (Minus) | $ 1814.64 |
| 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 H.S.Brockman, R.S., Fenruary 8,1961 entitled Property of Otis D. Rumseyrecorded in the RMC office for Greenville County in Plat Book VV Page 17 and having according to said palt,the following metes and bounds, courses and distances 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;hence with the corner Southeast said of said Wood Dr. S.26-15 W. 154.5 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.60and 61 of woodland hgts, sub-division; thence with the joint line of said lots 39-19 E. 32.6 feet to an iron pin; thence with a new line across lot 60N48-10E.99.8 ft to an iron pin;thence of lot 59 thence with the line of said lot N39-21 W.50.5 feet to to an iron pinnence with rear line of said lot N.40 50E.26.4 feet to the end to void, with the appurtenances thereto belonging, and all rents, issues and profits which may arise or be had therefrom, and all heating, plumbing, lighting and other fixtures now or hereafter attached, used in connection therewith, and all trees, plants, shrubbery and improvements now or hereafter growing or being thereon, and all of the estate, right, title and interest of the Mortgagors in and to said premises; TO HAVE AND TO HOLD unto the said Mortgagee, its successors and assigns forever. And the said Mortgagors hereby bind themselves, their heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said Mortgagee, its successors and assigns, from and against the Mortgagors and all persons whomsoever lawfully claiming or to claim the same or any part thereof.

PROVIDED, ALWAYS, NEVERTHELESS, 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:

Harvey E. Teasley (WITNESS)
Shirley Cason (WITNESS)

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

+ Sara N 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.

Harvey E. Teasley

Sworn to before me this 7th day of January, A. D. 19 69.

Notary Public for South Carolina My Commission Expires January 1, 1970

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.

Given under my hand and seal this 7th day of January, 19 69.

X Sara N Rumsey (Seal)
(IF MARRIED, BOTH HUSBAND AND WIFE SIGN)

Notary Public for South Carolina
My Commission Expires January 1, 1970

Account No. 9116

$ .92 U.S. STAMPS CANCELLED

Recorded Jan. 16, 1969 at 9:00 A. M., #16820.

Paid and satisfied Feb. 25, 1970.
Dial Finance Company
By B. J. Jones Manager
Witness Shirley Cason

SATISFIED AND CANCELLED OF RECORD
27 DAY OF Feb. 19 70
Otis Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 10:30 O'CLOCK A. M. NO. 18919