

RECORDING FEE PAID \$ 1.00

FEB 12 1970

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17877

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MORTGAGE IS COMPANY CHECKED BELOW

<input type="checkbox"/> Dial Finance Company of Columbia 1101 S. HARTFORD ST. COLUMBIA, S.C. DIAL 336-3338	<input type="checkbox"/> Dial Finance Company of Charleston 222 KING ST. CHARLESTON, S.C. DIAL 733-3117	<input checked="" type="checkbox"/> Dial Finance Company of Greenville 80 S. COPPER ST. GREENVILLE, S.C. DIAL 833-4991
<input type="checkbox"/> Dial Finance Company of Spartanburg, Inc. 400 S. MAIN ST. ANDERSON, S.C. DIAL 336-6088	<input type="checkbox"/> Dial Finance Company of Spartanburg, Inc. 134 W. MAIN ST. SPARTANBURG, S.C. DIAL 588-2841	

REAL ESTATE MORTGAGE

DATE OF NOTE AND THIS MORTGAGE 2/6/70	MONTHLY PAYMENT 83.00	FIRST PAYMENT DUE DATE 3/6/70	OTHER SAME DAY OF EACH MONTH
FINAL PAYMENT DUE DATE 2/6/73	AMOUNT OF NOTE PAYABLE IN \$ 36 MONTHLY PAYMENTS	NATURE OF SECURITY Household Goods Real Estate	

1. Amount of Note		\$ 2988.00
2. Initial Charge		\$ 118.57
3. Finance Charge		\$ 498.00
4. Original Dollar Charge For Loan	(Minus)	\$ 616.57
5. Principal Amount of Loan Less Initial and Finance Charges		\$ 2371.43
6. Due Lender on Former Obligation		\$ 394.88
PAID BY 7. SOMBS		\$ 184.41
CHECK BY 8. American Credit		\$ 1429.38
TO 9. Customer		\$ 1.20
11. Documentary Stamps		\$ 89.64
12. Cost of Credit Life Insurance		\$ 89.64
13. Cost of Credit Accident and Health Insurance		\$ 179.28
14. Cost of Single Interest Household Goods Insurance		\$ 3.00
15. Filing, Recording-and-Relaxing Fees		\$ 2371.43
16. Total of Lines 6, 7, 8, 9, 10, 11, 12, 13, 14, and 15	(Minus)	\$ 00
17. Cash Received and Retained by Borrower		

MORTGAGOR(S) NAME(S) AND ADDRESS:

Bruce F. & Margaret Burns
Rt. 4 Box 564 A
Travelers Rest, S.C. 29690

STATE OF SOUTH CAROLINA } SS.
COUNTY OF Greenville

WHEREAS, the Mortgagee 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 Mortgagees 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 and State of South Carolina, to-wit: Near Travelers Rest, containing 3.29 acres, more or less, known as lot #1 on plat of property of Mildred Hill made by W. J. Riddle July 28, 1936 and having the following courses beginning at an iron pin, corner of tract #2, in road from Travelers Rest, and running thence with road, N.23-10 E.210 Feet; thence N.23 W.184 Feet; thence N.89-15 W. 720 feet to stone; thence S.62-20 E.803 feet to the beginning corner.

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 Mortgagees 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 Mortgagee 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:

Shirley Cason
Audrey Abercrombie

B. J. Dennis (Seal) Sign Here
(IF MARRIED, BOTH HUSBAND AND WIFE MUST SIGN)
Margaret Burns (Seal) Sign Here
(IF MARRIED, BOTH HUSBAND AND WIFE MUST SIGN)

STATE OF SOUTH CAROLINA } SS.
COUNTY OF Greenville

Personally appeared before me the undersigned witness and being duly sworn by me, made oath that he saw the above named mortgagee(s) sign 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 6th day of February, A. D., 1970.

This instrument prepared by Mortgagee named above
MY COMMISSION EXPIRES DECEMBER 16, 1979

RENUNCIATION OF DOWER

STATE OF SOUTH CAROLINA } SS.
COUNTY OF Greenville

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife of the above named Mortgagee, 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, threat 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 6th day of February, 1970.

MY COMMISSION EXPIRES DECEMBER 16, 1979

THIS CERTIFICATE HAS BEEN AFFIXED TO THE NOTE ACCOMPANYING THIS MORTGAGE

Recorded Feb. 12, 1970 at 4:00 P. M., #17877.

Account No. 92315