RECORDING FEE
PAID $ 1.00

17877

FEB 12 1970

FILED
FEB 12 1970

BOOK 1148 PAGE 156

MORTGAGEE IS COMPANY CHECKED BELOW

Dial Finance Company of Columbia 2101-A HAMPTON ST. COLUMBIA, S. C. DIAL 256-2326	Dial Finance Company of Charleston 492 KING ST. CHARLESTON, S. C. DIAL 723-0717	Dial Finance Company of Greenville 20 E. COTTON ST. GREENVILLE, S. C. DIAL 233-6391
Dial Finance Company of Anderson, Inc. 400 S. MAIN ST. ANDERSON, S. C. DIAL 226-6068	Dial Finance Company of Spartanburg, Inc. 134 W. MAIN ST. SPARTANBURG, S. C. DIAL 585-5343	

(South Carolina)

REAL ESTATE MORTGAGE

1. Amount of Note			$ 2160.00
2. Initial Charge	$ 35.12		
3. Finance Charge	$ 368.78		
4. Original Dollar Charge For Loan		(Minus)	$ 403.90
5. Principal Amount of Loan Less Initial and Finance Charges			$ 1756.10
6. Due Lender on Former Obligation	$ 1298.38		
PAID BY CHECK TO 7. Customer	$ 194.64		
8.	$		
9.	$		
10.	$		
11. Documentary Stamps	$ .88		
12. Cost of Credit Life Insurance	$ 64.80		
13. Cost of Credit Accident and Health Insurance	$ 64.80		
14. Cost of Single Interest Household Goods Insurance	$ 129.60		
15. Filing, Recording and Releasing Fees	$ 3.00		
16. Total of Lines 6, 7, 8, 9, 10, 11, 12, 13, 14, and 15.		(Minus)	$ 1856.10
17. Cash Received and Retained by Borrower			$ 0

DATE OF NOTE AND THIS MORTGAGE	MONTHLY PAYMENT	FIRST PAYMENT DUE DATE	OTHERS SAME DAY OF EACH MONTH
2/6/70	$ 60.00	3/6/70	

FINAL PAYMENT DUE DATE	AMOUNT OF NOTE PAYABLE	NATURE OF SECURITY
2/6/73	IN 36 MONTHLY PAYMENTS	Household Goods Real Estate

MORTGAGOR: (NAMES AND ADDRESS)

Mozelle and Phillip A. McBride
15 Penrose Ave.
Greenville, S. C. 29605

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 those pieces, parcels or lots of land, with the buildings and improvements thereon, situate lying and being on the westerly side of Penrose Ave. within the limits of the City of Greenville, County of Greenville, State of South Carolina and being known and designated as Lots Nos.76,77 and the Northerly and adjoining one-half of Lot No.78 according to Plat of Pleasant Valley Subdivision prepared by Dalton and Neves, April, 1948 as revised through July, 1964 as recorded in the R.M.C. office of Greenville County, South Carolina, in Plat Book "BBB", page 169 and having according to said Plat the following metes and bounds, to wit:

Beginning at an iron pin at the center point in the front line of No.78 on the Westerly side of Penrose Ave. which iron pin is 370.8 feet in a Northwesterly direction from the intersection of Penrose Ave. and Pleasant Ridge Ave. and running thence along Penrose Ave N.20-29 W.179 feet to an iron pin in the Northeast corner of Lot No.76; thence along the Northerly boundaries of Lot No.76 S.62-34 W.248 feet to an iron pin; thence S.2-29 W. 162 feet to an iron pin at the center point on the rear line of Lot No.78; thence along the center line of said Lot No.78 N.62-34 E.248 feet to the beginning corner.

To have and to hold unto said Mortgagee, its successors and assigns, forever, with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, unto said Mortgagee, provided always, that if said Mortgagors shall pay said Note and all other sums herein covenanted to be paid, and shall perform all the terms, conditions and covenants of said Note and this Mortgage, then this Mortgage shall be cancelled and satisfied of record; but if default be made in the payment of said Note or any part thereof, or any other sum herein covenanted to be paid, or any part thereof, or any other default in making any payment of said Note when the payment becomes due, then the entire sum remaining unpaid on said Note shall at the sole 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:

Shirley Cason (WITNESS)
Audrey Abersombre (WITNESS)

X Phillip A. McBride (Seal) Sign Here
(IF MARRIED, BOTH HUSBAND AND WIFE MUST SIGN)

X Mrs. Mozelle McBride (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.

Shirley Cason (WITNESS)

Sworn to before me this 6th day of February, A. D., 19 70.

Notary Public for South Carolina
MY COMMISSION EXPIRES DECEMBER 16, 1979

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.

Mrs. Mozelle McBride
(IF MARRIED, BOTH HUSBAND AND WIFE MUST SIGN)

Given under my hand and seal this 6th day of February, 19 70. (Seal)

Notary Public for South Carolina
MY COMMISSION EXPIRES DECEMBER 16, 1979

Account No. 92382

NOTE NUMBER X X IN THE AMOUNT OF $ HAVE BEEN ATTACHED TO THE NOTE ACCOMPANYING THIS MORTGAGE

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