

JUL 30 1971
3210

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Mrs. M. Farnsworth
R. M. C.

BOOK 1200 PAGE 598

RECORDING FEE
1.00

MORTGAGEE IS COMPANY CHECKED BELOW

<input type="checkbox"/> Dial Finance Company of Columbia	<input type="checkbox"/> Dial Finance Company of Charleston	<input checked="" type="checkbox"/> Dial Finance Company of Greenville
1101-A HAMPTON ST. COLUMBIA, S.C. DIAL 250-2320	202 KING ST. CHARLESTON, S.C. DIAL 722-2717	20 E. COFFEE ST. GREENVILLE, S.C. DIAL 233-4301
<input type="checkbox"/> Dial Finance Company of Anderson, Inc.	<input type="checkbox"/> Dial Finance Company of Spartanburg, Inc.	
400 W. MAIN ST. ANDERSON, S.C. DIAL 224-6098	134 W. MAIN ST. SPARTANBURG, S.C. DIAL 588-4341	

DATE OF NOTE AND THIS MORTGAGE: 7-28-71
MONTHLY PAYMENT: \$82.00
FIRST PAYMENT DUE DATE: 8-28-71
OTHERS SAME DAY OF EACH MONTH

FINAL PAYMENT: 7-28-74
AMOUNT OF NOTE PAYABLE: 36
NATURE OF SECURITY: Household Goods, Real Estate

MORTGAGOR(S) (NAME AND ADDRESS):
Bruce Franklin & Margaret Burns
Route 4, Box 564-A
Travelers Rest, S. C. 29690

REAL ESTATE MORTGAGE

1. Amount of Note	48.00	2952.00
2. Initial Charge	504.00	
3. Finance Charge	(Minus)	552.00
4. Original Dollar Charge For Loan		2400.00
5. Principal Amount of Loan Less Initial and Finance Charges	1357.05	
6. Due Lender on Former Obligation	684.51	
7. Customer		
8.		
9.		
10.		
11. Documentary Stamps	1.20	
12. Cost of Credit Life Insurance	88.56	
13. Cost of Credit Accident and Health Insurance	88.56	
14. Cost of Single Interest Household Goods Insurance	177.12	
15. Filing, Recording and Releasing Fees	3.00	
16. Total of Lines 6, 7, 8, 9, 10, 11, 12, 13, 14, and 15	(Minus)	2400.00
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: Near Travelers Rest, containing 3.29 acres, more or less, known as Lot #1 on

plat pf property of Mildred Hill made by W. J. Riddle July 28, 1936 and having the following courses and distances according to said plat:

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. 62-30 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 Mortgagors shall pay in full to the said Mortgagee the above-described Note according to the terms thereof, then this Mortgage shall cease, terminate 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:
Mortgagors: B. F. Burns (Seal) Sign Here
Viola Burns (Seal) Sign Here
Witnesses: Shirley Carson (Witness)

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.

Sworn to before me this 28th day of July, A. D. 1971.
This instrument prepared by Mortgagee named above. MY COMMISSION EXPIRES DECEMBER 16, 1979

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 28th day of July, 1971.
MY COMMISSION EXPIRES DECEMBER 16, 1979

THIS RECEIVED \$1.20 IN DOC. STAMPS
HAVE BEEN AFFIXED TO THE NOTE ACCOMPANYING THIS MORTGAGE

Recorded July 30, 1971 at 2:15 P.M. #3210