

RECORDING FEE
PAID \$ 7.00



BOOK 1215 PAGE 400

15501

MORTGAGEE IN COMPANY CHECKER BELOW

<input type="checkbox"/> Bid Finance Company of Columbia 1181-A HAMPTON ST. COLUMBIA, S.C. DIAL 236-1388	<input type="checkbox"/> Bid Finance Company of Charleston 202 KING ST. CHARLESTON, S.C. DIAL 722-2117	<input checked="" type="checkbox"/> Bid Finance Company of Greenville 20 E. SPYER ST. GREENVILLE, S.C. DIAL 232-3241
<input type="checkbox"/> Bid Finance Company of Anderson, Inc. 400 S. MAIN ST. ANDERSON, S.C. DIAL 232-6066	<input type="checkbox"/> Bid Finance Company of Spartanburg, Inc. 134 W. MAIN ST. SPARTANBURG, S.C. DIAL 232-6241	

DATE OF NOTE AND THIS MORTGAGE 11/23/71	MONTHLY PAYMENT 56.00	FIRST PAYMENT DUE DATE 12/29/71	OTHERS SAME DAY OF EACH MONTH
FINAL PAYMENT DUE DATE 05/29/73	AMOUNT OF NOTE PAYABLE 18 MONTHLY PAYMENTS	NATURE OF SECURITY Household Goods Real Estate 64 Chevrolet	

MORTGAGORS (NAMES AND ADDRESS):

Smith, John H. and Marion
100 Bent Bridge Rd.
Greenville, S. C. 29611

REAL ESTATE MORTGAGE

1. Amount of Note		1008.00
2. Initial Charge	12.00	
3. Finance Charge	156.79	
4. Original Dollar Charge For Loan	(Minus)	168.79
5. Principal Amount of Loan Less Initial and Finance Charges	839.21	839.21
6. Due Lender on Former Obligation		
7. Customer	211.19	
8.		
9.		
10.		
11. Documentary Stamps	44	
12. Cost of Credit Life Insurance	15.12	
13. Cost of Credit Accident and Health Insurance	30.24	
14. Cost of Single Interest Household Goods Insurance	30.24	
15. Filing, Recording and Releasing Fees	1.50	
16. Total of Lines 6, 7, 8, 9, 10, 11, 12, 13, 14, and 15.	(Minus)	839.21
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, State of South Carolina, to-wit: All that piece parcel or lot of land with the building and improvements thereon in the county of Greenville, State of South Carolina, being known as Lot No. 0 as shown on the plat of property of Cordell Subdivision No. 10, which plat is recorded in the RMC office for Greenville County on Plat Book 88 at page 84, and being described as follows:

BEGINNING at an iron pin on the western side of Curtis Road, S. 19-27 E. 123 feet to an iron pin at the intersection of Curtis Road and Bent Bridge Road; thence along the northern side of Bent Bridge Road, S. 01-05 W. 60 feet to an iron pin at the corner of Lot No. 1; thence along the line of Lot No. 1, N. 14-26 W. 132.4 feet to an iron pin; thence N. 04-10 E. 189.8 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, 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:

Shirley Casen (WITNESS) John Smith (IF MARRIED, BOTH HUSBAND AND WIFE MUST SIGN) (Seal) Sign Here

Marion D'Sell (WITNESS) Marion Smith (IF MARRIED, BOTH HUSBAND AND WIFE MUST SIGN) (Seal) Sign Here

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 23rd day of November, A. D., 19 71

This instrument prepared by Mortgagee named above

Shirley Casen
Marion D'Sell

NOTARY PUBLIC FOR SOUTH CAROLINA

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 23rd day of November, 19 71

Marion Smith (IF MARRIED, BOTH HUSBAND AND WIFE MUST SIGN) (Seal)

NOTARY PUBLIC FOR SOUTH CAROLINA

MY COMMISSION EXPIRES DECEMBER 16, 1979

THIS CERTIFIED & FILED IN REC. STAMPS
HAVE BEEN AFFIXED TO THIS NOTE ACCORDING TO
THE LAW

Recorded December 6, 1971 at 10:45 A. M., #15501

Account No. 23651