

MAY 2 1972
29564
042 000 00

MAY 2 1972
Mrs. Ollie Farnsworth
R. M. C.

BOOK 1231 PAGE 504

RECORDING FEE
PAID \$ 2.00

MORTGAGEE IS COMPANY CHECKED BELOW

<input type="checkbox"/> Bial Finance Company of Columbia 1101 S. HARTON ST. COLUMBIA, S.C. DIAL 220-2300	<input type="checkbox"/> Bial Finance Company of Charleston 200 KING ST. CHARLESTON, S.C. DIAL 723-2717	<input type="checkbox"/> Bial Finance Company of Greenville 20 S. COOPER ST. GREENVILLE, S.C. DIAL 220-2301
<input type="checkbox"/> Bial Finance Company of Anderson, Inc. 200 S. MAIN ST. ANDERSON, S.C. DIAL 220-2000	<input type="checkbox"/> Bial Finance Company of Spartanburg, Inc. 124 W. MAIN ST. SPARTANBURG, S.C. DIAL 200-2341	

REAL ESTATE MORTGAGE

1. Amount of Note		\$ 1590.00
2. Initial Charge	\$ 64.90	
3. Finance Charge	\$ 227.14	
4. Original Dollar Charge For Loan	(Minus)	\$ 292.04
5. Principal Amount of Loan Less Initial and Finance Charges		\$ 1297.96
6. Due Lender on Former Obligation	\$ 623.62	
PAID BY CHECK TO	7. Customer	\$ 524.62
	8.	
	9.	
	10.	
11. Documentary Stamps	\$.64	
12. Cost of Credit Life Insurance	\$ 39.75	
13. Cost of Credit Accident and Health Insurance	\$ 47.70	
14. Cost of Single Interest Household Goods Insurance	\$ 59.63	
15. Filing, Recording and Releasing Fees	\$ 2.00	
16. Total of Lines 6, 7, 8, 9, 10, 11, 12, 13, 14, and 15.	(Minus)	\$ 1297.96
17. Cash Received and Retained by Borrower		\$ 0

DATE OF NOTE AND THIS MORTGAGE	MONTHLY PAYMENT	FIRST PAYMENT DUE DATE	OTHER SAME DAY OF EACH MONTH
4/12/72	53.00	5/17/72	
FIRST PAYMENT DUE DATE	AMOUNT OF NOTE PAYABLE	NATURE OF SECURITY	
10/17/72	30 MONTHLY PAYMENTS	Household Goods Real Estate	

MORTGAGORS: (NAMES AND ADDRESS):

James A. & Dorothy Davis
8 Cooper St.
Greenville, S. C. 29611

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 piece, parcel or lot of land, with the improvements thereon, situate, lying and being in or near Greenville, in the county of Greenville, South Carolina, and being more particularly described as Lot 196, Section 1, as shown on plat entitled "Subdivision of Abney Hills, Brandon Plant, Greenville, South Carolina," made by Dalton & Neves, Engineers, Greenville, South Carolina, February, 1959, and recorded in the office of the R.M.C. for Greenville County in Plat Book QQ at page 56 to 59. According to said plat the within described lot is also shown as No. 8 Cooper Street and fronts thereon 118 feet.

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:

Robert A. Brown (Witness) James A. Davis (Seal) Sign Here
(IF MARRIED, BOTH HUSBAND AND WIFE MUST SIGN)

Shirley Carson (Witness) Dorothy Davis (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 mortgagee(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 12th day of April A. D., 1972

This instrument prepared by Mortgagee named above

Robert A. Brown (Witness)
Shirley Carson (Witness)

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 whatsoever, renounce, release and forever relinquish unto the above-named Mortgagee, its successors and assigns, all her interest and claim, 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 12th day of April 1972

Robert A. Brown (Seal)
NOTARY PUBLIC FOR SOUTH CAROLINA
MY COMMISSION EXPIRES DECEMBER 15, 1978

Account No. 94000

RECORDED 2:44 P.M. APR. 23 1972
THIS INSTRUMENT APPLIED TO THE NOTE ACCOMPANYING THIS INSTRUMENT

Recorded May 2, 1972 at 11:45 A. M., #29564