



MORTGAGEE IS COMPANY CHECKED BELOW

<input type="checkbox"/>	Bial Finance Company of Columbia 1101 A. HARTFORD ST. COLUMBIA, S.C. DIAL 225-2115	<input type="checkbox"/>	Bial Finance Company of Charleston 125 KING ST. CHARLESTON, S.C. DIAL 252-2115	<input type="checkbox"/>	Bial Finance Company of Spartanburg 134 W. MAIN ST. SPARTANBURG, S.C. DIAL 533-2115
<input type="checkbox"/>	Bial Finance Company of Anderson, Inc. 400 S. MAIN ST. ANDERSON, S.C. DIAL 225-2025	<input type="checkbox"/>	Bial Finance Company of Spartanburg 134 W. MAIN ST. SPARTANBURG, S.C. DIAL 533-2115	<input type="checkbox"/>	

REAL ESTATE MORTGAGE

1. Amount of Note	684.00
2. Initial Charge	12.00
3. Finance Charge	118.25
4. Original Dollar Charge For Loan	(Minus) 130.25
5. Principal Amount of Loan Less Initial and Finance Charges	553.75
6. Due Lender on Former Obligation	483.84
7. Customer	19.46
8.	
9.	
10.	
11. Documentary Stamps	28
12. Cost of Credit Life Insurance	10.26
13. Cost of Credit Accident and Health Insurance	20.52
14. Cost of Single Interest Household Goods Insurance	15.39
15. Filing, Recording and Releasing Fees	5.00
16. Total of Lines 6, 7, 8, 9, 10, 11, 12, 13, 14, and 15	(Minus) 553.75
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
11/24/72	38.00	12/29/72	
FINAL PAYMENT AMOUNT OF NOTE PAYABLE DUE DATE	18 MONTHLY PAYMENTS	NATURE OF SECURITY	
5/29/74		Household Goods 1964 Chevrolet Real Estate	

MORTGAGORS: (NAME AND ADDRESS):

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

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

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 convey 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 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 on No. 10, which plat is recorded in the RMC office for Greenville County on Plat Book BB at page 84, and being described as follows:

BEGINNING at an iron pin on the wester side of Curtis Road at the corner of property of E. B. Hinton and running thence with the said 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 81-05 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 84-10 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 purposes 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 hereafter. Whenever the context so requires, plural words shall be construed in the singular.

Signed, sealed and delivered in the presence of:

S. C. Osun
(WITNESS)
A. W. Fough
(WITNESS)

John Smith (Seal) Sign Here
(IF MARRIED, BOTH HUSBAND AND WIFE MUST SIGN)
Marion J. Smith (Seal) Sign Here
(IF MARRIED, BOTH HUSBAND AND WIFE MUST SIGN)

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

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 his name and the date hereon thereof.

Sworn to before me this 24th day of November, A. D. 1972

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

RENUNCIATION OF DOWER

STATE OF SOUTH CAROLINA
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 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, 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 24th day of November, 1972

[Signature] (Seal)
MY COMMISSION EXPIRES DECEMBER 16, 1979

Account No. 94641

RECORDED IN THE PUBLIC RECORDS OF GREENVILLE COUNTY, SOUTH CAROLINA

Recorded December 15, 1972 at 1:45 P. M. # 17554