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300K 1371 PAGE 278

REAL ESTATE MORTGAGE



STATE OF SOUTH CAROLINA }
COUNTY OF Greenville } SS.

JUN 25 1976

This Mortgage, made this 11th day of June, 1976, by and between T. J. Southerlin hereinafter referred to as Mortgagors, and Dial Finance Company of South Carolina, hereinafter referred to as Mortgagee, witnesseth:

Whereas, Mortgagors are indebted on their promissory note of even date in the sum of \$1980.00 payable to Mortgagee and evidencing a loan made to Mortgagors by Mortgagee, which said note is payable in monthly installments, and according to the terms thereof 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 said 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: BEGINNING at an iron pin in the center of a county road at the intersection of a 30 foot driveway right of way and running thence with the center of said county road, N. 64-13 W. 170 feet to an iron pin in the center of said county road; thence continuing with the center of said county road, N. 67-31 W. 118 feet to an iron pin at the corner of property now or formerly of Ulyess Cantrell and running thence with the line of said property, N. 28-24 E. 199.6 feet to an iron pin; thence continuing with the line of said property, N. 22-48 E. 342 feet to an iron pin in the center of the right of way, of Greenville Water Works; running thence with the center of said right of way, S. 30-34 E. 328.8 feet to an iron pin at the corner of a 30 foot driveway right of way; thence with the northwest side of said right of way, S. 25-45 W. 392 feet to the point of beginning; containing 3.05 acres inclusive of right of way, being a portion of the same property conveyed to US by Alex Edwards by deed recorded in the R.M.C. Office for Greenville County in deed Vol. 579 Page 33.

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:

Roy Hambrell
(WITNESS)
St. Cason
(WITNESS)

T. J. Southerlin (Seal) Sign Here
(IF MARRIED, BOTH HUSBAND AND WIFE MUST SIGN)
(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.

St. Cason (WITNESS)
Richard W. White
NOTARY PUBLIC FOR SOUTH CAROLINA

Sworn to before me this 11th day of June, A. D., 19 76.

This instrument prepared by Mortgagee named above

RENUNCIATION OF DOWER

STATE OF SOUTH CAROLINA }
COUNTY OF _____ } SS.

NOT APPLICABLE

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 _____ day of _____, 19____ (Seal)
NOTARY PUBLIC FOR SOUTH CAROLINA

942 K71 SC

RECORDED JUN 25 '76 At 10:00 A.M.

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Account No. 4643565

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