

RECORDING FEE  
PAID \$ 1.00

16864

FILED  
JAN 29 1970  
Mrs. C. ...  
R. I. C.

BOOK 1147 PAGE 186

MORTGAGE IS COMPANY CHECKED BELOW

<input type="checkbox"/> Dial Finance Company of Columbia 1101 S. HAMPTON ST. COLUMBIA, S. C. DIAL 288-3388	<input type="checkbox"/> Dial Finance Company of Charleston 208 KING ST. CHARLESTON, S. C. DIAL 732-3737	<input checked="" type="checkbox"/> Dial Finance Company of Greenville 80 E. COFFEE ST. GREENVILLE, S. C. DIAL 232-4895
<input type="checkbox"/> Dial Finance Company of Anderson, Inc. 400 S. MAIN ST. ANDERSON, S. C. DIAL 236-6586	<input type="checkbox"/> Dial Finance Company of Spartanburg, Inc. 124 W. MAIN ST. SPARTANBURG, S. C. DIAL 828-6245	

REAL ESTATE MORTGAGE

2. Initial Charge	\$ 32.28	\$ 1872.00
3. Finance Charge	\$ 225.92	
4. Original Dollar Charge For Loan	(Minus)	\$ 258.20
5. Principal Amount of Loan Less Initial and Finance Charges		\$ 1613.80
6. Due Lender on Former Obligation	\$ 1055.97	
7. Customer	\$ 385.59	
8. _____		
9. _____		
10. _____		
11. Documentary Stamps	\$ .76	
12. Cost of Credit Life Insurance	\$ 37.44	
13. Cost of Credit Accident and Health Insurance	\$ 56.16	
14. Cost of Single Interest Household Goods Insurance	\$ 74.88	
15. Filing, Recording and Releasing Fees	\$ 3.00	
16. Total of Lines 6, 7, 8, 9, 10, 11, 12, 13, 14, and 15	(Minus)	\$ 1613.80
17. Cash Received and Retained by Borrower		\$ 0

DATE OF NOTE AND THIS MORTGAGE	MONTHLY PAYMENT	FIRST PAYMENT DUE DATE	OTHER DOLLAR DAY OF EACH MONTH
1/20/70	\$ 78.00	2/20/70	
FINAL PAYMENT DUE DATE	AMOUNT OF NOTE PAYABLE	NATURE OF SECURITY	
1/20/72	IN 24 MONTHLY PAYMENTS	Household Goods Real Estate	

MORTGAGOR(S) (NAME AND ADDRESS):

William Robert & Edith Marchbanks  
209 Poplar St.  
Travelers Rest, 29660

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, except where it is hereby acknowledged, the Mortgagee hereby grant, bargain, sell and release unto the Mortgagors, 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 buildings and improvements thereon, situate and lying and being near the City of Travelers Rest, County of Greenville, State of SC being known and designated as Lot 84 Walnut Lane plat of Ray W. McAlister Property which plat is recorded in the REC office for Greenville County Plat Book Page 153 and having the following metes and bounds to-wit: BEGINNING at an iron pin on the Northern side of Walnut Lane (former Forest Drive) joint front corner of Lots 83-84 and running thence along the Walnut Lane S 85-48 W 100 feet to an iron pin joints front corner Lots 84-85; thence N 4-12 W 218 feet to an iron pin in a branch joint rear corner Lots 84-85 thence with the branch as the line a Northeasterly direction 120 feet more, or less to a point in the branch joint rear corner Lots 83 & 84 thence S 4-12 E 270 feet to an iron pin-the point of beginning.

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 Cason*  
(WITNESS)

*Harold E. Frazier*  
(WITNESS)

*W. R. Marchbanks* (Seal) Sign Here  
(IF MARRIED, BOTH HUSBAND AND WIFE MUST SIGN)

*Edith Marchbanks* (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 (a) 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 20th day of January, A. D., 1970.

*Shirley Cason*  
(WITNESS)

*Harold E. Frazier*  
(WITNESS)

NOTARY PUBLIC FOR SOUTH CAROLINA  
J. C. ...  
1961-1977

This instrument prepared by Mortgagee named above

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 Mortgagor, 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 20th day of January, 1970.

*Edith Marchbanks*  
(IF MARRIED, BOTH HUSBAND AND WIFE MUST SIGN)

(Seal)

NOTARY PUBLIC FOR SOUTH CAROLINA  
J. C. ...  
1961-1977

Account No. 92350

THE COPIES OF THIS INSTRUMENT HAVE BEEN FILED TO THE STATE ARCHIVES

Recorded January 29, 1970 at 10:45 A. M., #16864.