

DRIVING FEE
\$4.00 DC

17416
FEB 6 1970

RECEIVED
FEB 6 1970
N.C. DEPT. OF REVENUE

BOOK 1147 PAGE 516

MORTGAGE IS COMPANY CHECKED BELOW

<input type="checkbox"/> Bial Finance Company of Columbia 1101 A. HANCOCK ST. COLUMBIA, S. C. DIAL 532-2526	<input type="checkbox"/> Bial Finance Company of Charleston 215 KING ST. CHARLESTON, S. C. DIAL 732-3711	<input type="checkbox"/> Bial Finance Company of Greenville 88 S. DUFFY ST. GREENVILLE, S. C. DIAL 532-2861
<input type="checkbox"/> Bial Finance Company of Anderson, Inc. 400 E. MAIN ST. ANDERSON, S. C. DIAL 532-6000	<input type="checkbox"/> Bial Finance Company of Spartanburg, Inc. 124 W. MAIN ST. SPARTANBURG, S. C. DIAL 532-4541	

REAL ESTATE MORTGAGE

1. Amount of Note		2016.00
2. Initial Charge	\$ 84.71	
3. Finance Charge	237.16	
4. Original Dollar Charge Per Loan	(Minus)	321.87
5. Principal Amount of Loan Less Initial and Finance Charges		1694.13
6. Due Lender on Former Obligation	None	
7. Customer	1508.35	
8.		
9.		
10.		
11. Documentary Stamps	84	
12. Cost of Credit Life Insurance	40.32	
13. Cost of Credit Accident and Health Insurance	60.48	
14. Cost of Single Interest Household Goods Insurance	80.64	
15. Filing, Recording and Releasing Fee	3.50	
16. Total of Lines 6, 7, 8, 9, 10, 11, 12, 13, 14, and 15	(Minus)	1694.13
17. Cash Received and Retained by Borrower		0

DATE OF NOTE AND THIS MORTGAGE	MONTHLY PAYMENT	FIRST PAYMENT DUE DATE	OTHER NAME DAY OF EACH MONTH
1/22/70	\$ 84.00	2/22/70	
FINAL PAYMENT AMOUNT OF NOTE PAYABLE			
1/22/72	IN 24 MONTHLY PAYMENTS	Household Goods	66 Chevrolet
			Real Estate

MORTGAGORS: (NAME AND ADDRESS)

Willie Ree and Andrew Sherman
Rt. 4, Whitehorse Rd.
Greenville, S. C. 29605

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 buildings and improvements thereon, situate, lying and being near the City of Greenville, in the count of Greenville, State of South Carolina being known and designated as Lot #4, Plat of property of Jeanne Threat made by J. Mac Richardson June 28th, 1969, having according to said plat the following meters and bounds to-wit: Beginning at an iron pin at the corner of Lot #3, which iron pin is 494.2 Ft. from an iron pin on the White Horse Road, and running thence South 0600 W. 07.4 Ft. to an iron pin, thence S. 4-03 E. 115.5 Ft. to an iron pin, thence North 85-48 E. 88.8 Ft. 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:

Shelley Cason
Audrey Abercrombie

Willie Ree Sherman
Andrew Sherman
(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.

Sworn to before me this 22nd day of January, A. D., 1970.

Shelley Cason
Audrey Abercrombie

This instrument prepared by Mortgagee named above

RENUNCIATION OF DOWER MY COMMISSION EXPIRES DECEMBER 16, 1970

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(s) 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 whatsoever, renounce, release and forever relinquish unto the above-named Mortgagee, its successors and assigns, all her interest and estate in and to the 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 22nd day of January, 1970.

Willie Ree Sherman
Andrew Sherman
(IF MARRIED, BOTH HUSBAND AND WIFE MUST SIGN)

MY COMMISSION EXPIRES DECEMBER 16, 1970

NOTARIAL SEAL
NOTARY PUBLIC
STATE OF SOUTH CAROLINA

Recorded February 6, 1970 at 10:00 A. M., #17416.

Account No. 92353