



REAL ESTATE MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

This Mortgage, made this 7th day of JANUARY 1974, by and between CLEO J. JONES AND LOU JONES
hereinafter referred to as Mortgagors, and Dial Finance Company of GREENVILLE, hereinafter referred to as Mortgagee.

Whereas, Mortgagors are indebted on their promissory note of even date in the sum of 9360.00 payable to Mortgagee and a deficiency has been made by Mortgagors to 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, State of South Carolina, to-wit: BEGINNING at a point in the south line of a tract heretofore conveyed by the grantor to T.A. Townsend, which point is 217.5 feet in an easterly direction for the center of a county road leading from State Highway 13 to the Old Southern Railroad bed, said point is also the northeast corner of a tract heretofore conveyed by the grantor to Wilmont Realty Company, Incorporated, and thence N. 80-30 E. 201.8 feet to a point at the end of a 15 foot alley; thence continuing N. 80-30 E. 15 feet to a point; thence S. 23-54 E. 299.2 feet to a point; thence S. 50-35 W. 115.9 feet to a point; thence N. 53-10 W. 200 feet to a point at the end of another 15 foot alley; thence N. 26-53 W. crossing the end of said 15 foot alley 115 feet to a point; thence N. 24-30 W. 100 feet to the point of beginning, containing 1.49 acres, more or less.

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:

A. H. Cason
(WITNESS)
A. H. Faulk
(WITNESS)

Cleo Jones (Seal) Sign Here
(IF MARRIED, BOTH HUSBAND AND WIFE MUST SIGN)
Lou Jones 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 witnesses subscribed above, witnessed the due execution thereof.

Sworn to before me this 7th day of JANUARY, A. D., 1974

A. H. Cason
Notary Public for South Carolina
MY COMMISSION EXPIRES DECEMBER 16, 1979

PENUNCIATION 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 Mortgagors, on 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, duress or undue influence, or persons whatsoever, renounce, release and forever relinquish unto the above-named Mortgagee, its successors and assigns, all her interest and claim of dower, of, in or to all and singular the premises above described and released.

Given under my hand and seal this 7th day of JANUARY, 1974

Lou Jones (Seal)
MY COMMISSION EXPIRES DECEMBER 16, 1979

Account No. 95367