MAR 22 1972

25325

RECORDING FEE PAID

BOOK 1226 PAGE 348

MORTGAGEE IS COMPANY CHECKED BELOW

☐ Mid Finance Company of Columbia 2104	☐ Mid Finance Company of Charleston 2105	☒ Mid Finance Company of Greenville 2106
☐ Mid Finance Company of Anderson, Inc. 2107	☐ Mid Finance Company of Spartanburg, Inc. 2108	☐
☐		

REAL ESTATE MORTGAGE

1. Amount of Note		$ 1128.00
2. Note Date	$ 12.00	
3. Finance Charge	$ 219.39	$ 231.39
4. Original Amount Charge Per Loan	(Miles)	$ 896.61
5. Principal Amount of Loan Less Initial and Finance Charges		
6. Due Lender on Former Obligation	$ 794.59	
PAID BY 7. Customer	$ 8.30	
8.	$	
CHECK TO 9.	$	
10.	$	
11. Documentary Stamps	$ .48	
12. Cost of Credit Life Insurance	$ 22.56	
13. Cost of Credit Accident and Health Insurance	$ 33.84	
14. Cost of Single Interest Household Goods Insurance	$ 33.84	
15. Filing, Recording and Releasing Fees	$ 3.00	
16. Total of Lines 6, 7, 8, 9, 10, 11, 12, 13, 14 and 15	(Miles)	$ 896.61
17. Cash Received and Retained by Borrower		$ 0

DATE OF NOTE AND THIS MORTGAGE	MONTHLY PAYMENT	FIRST PAYMENT DUE DATE	STATED SAME DAY OF EACH MONTH
02/03/72	$ 47.00	03/04/72	

FINAL PAYMENT DUE DATE	AMOUNT OF NOTE PAYABLE	NATURE OF SECURITY
02/04/74	IN 24 PAYMENTS MONTHLY	Household Goods Real Estate

MORTGAGORS: (NAMES AND ADDRESS):

Hugh O. and Ophra Howes
Rt. 1, Jackson Grove Rd.
Travelers Rest, S. C. 29690

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 tract of land in the County of Greenville, State of South Carolina, in O'Neal Township, containing .96 acres, and being a portion of the property shown on a plat of William Garner recorded in Plat Book ZZ at page 135 and having the following metes and bounds, to wit: BEGINNING at an iron pin at the corner of W. F. Black tract and above Batson Lot and running thence with the Batson lot S. 68-58 E. 112 Ft. to an iron pin; thence still with the Batson lot S. 72-08 E. 158 Ft. to a point on the western edge of Little Texas Rd.; thence N. 10-30 E. 125 Ft. to a point on the eastern side of said tract; thence S. 81-40 W. 200 Ft. to the point of beginning and being the same conveyed to us in Deed Book 796, Page 133

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)
Robert N. Bass
(WITNESS)

X Hugh O. Howes (Seal) Sign Here
(IF MARRIED, BOTH HUSBAND AND WIFE MUST SIGN)

Ophra V. Howes (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 mortgagors 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.

Shirley Cason
(WITNESS)

Sworn to before me this 3rd day of February, A. D., 19 72

Robert N. Bass
NOTARY PUBLIC FOR SOUTH CAROLINA

This instrument prepared by Mortgagee named above

MY COMMISSION EXPIRES DECEMBER 16, 1979

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 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.

Ophra V. Howes (Seal)

Given under my hand and seal this 3rd day of February, 72

Robert N. Bass
NOTARY PUBLIC FOR SOUTH CAROLINA

MY COMMISSION EXPIRES DECEMBER 16, 1979

Recorded March 22, 1972 at 11:45 A. M., #25325

Account No. 93884