

FILED
GREENVILLE CO. S. C.

BOOK 1602 PAGE 69

THE STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
TO ALL WHOM THESE PRESENTS MAY CONCERN: Calvin V. Robinson and Linda L. Robinson

of the County of Greenville, State of South Carolina, hereinafter called the Mortgagors, send greeting:

WHEREAS, the said Mortgagors are justly indebted to FINANCE ONE OF SOUTH CAROLINA, INC., hereinafter called the Mortgagee, and have given their promissory Note therefore bearing even date herewith, whereby they have promised to pay to the Mortgagee in accordance with its terms the Actual Amount of Loan of \$14,794.65 together with interest on unpaid balances, it being hereby expressly agreed that upon default in the payment of said note or of any charge in connection therewith, or of insurance premiums, taxes or assessments or in the performance of any of the requirements herein contained as to taxes or insurance or of any of the other conditions hereof, the Mortgagee shall have the right to declare immediately due and payable the entire unpaid principal balance hereof and accrued interest thereon, and to proceed, without notice, to enforce the collection of same as provided therein, together with a reasonable attorney's fee up to 15% of said unpaid balance for any litigation concerning the debt, and all other amounts secured hereby.

NOW KNOW ALL MEN That the Mortgagors, in order better to secure the payment of the note above mentioned in accordance with its terms, and all other sums mentioned therein or herein, to the Mortgagee, and also in consideration of the further sum of TEN DOLLARS to the Mortgagors in hand well and truly paid by the Mortgagee at and before the sealing of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described real property:

ALL that piece, parcel, or lot of land located in the State of South Carolina, in the County of Greenville, and being shown as Lot No. 62 on a plat of Peachtree Terrace, said plat being recorded in the Register of Mesne Conveyance's Office for Greenville County in Plat Book EE at Page 189, and according to a new plat prepared by J. L. Montgomery, III, RLS, on June 9, 1977, for Calvin V. and Linda L. Robinson, recorded in Book 6F at Page 24 in the RMC Office for Greenville County, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on Maple Drive, joint front corner of Lots 62 and 63, and running thence N. 34-15 E. 37.2 feet to an iron pin; thence N. 42-35 E. 51.8 feet to an iron pin, joint front corner of Lots 62 and 43; thence S. 49-02 E. 165.8 feet to an iron pin; thence S. 35-53 W. 89.5 feet to an iron pin, joint rear corner of lots 62 and 63; thence N. 48-35 W. 162.0 feet to an iron pin, point of beginning.

This is the same property conveyed to the Mortgagor by Deed of William Halbert and Marlene Wright Halbert by Deed recorded in the R.M.C. Office for Greenville County on June 6, 1977, in Deed Book 1058 on page 739.

Together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in any wise incident or appertaining,

TO HAVE AND TO HOLD all and singular the said premises unto the Mortgagee, its successors and assigns, forever.

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