

REAL ESTATE MORTGAGE

VOL 1857 PAGE 611

0611

THE STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

TO ALL WHOM THESE PRESENTS MAY CONCERN: LLOYD DAVID COOLEY, JR.

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 \$ 26,316.68..... 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 in the County of Greenville, State of South Carolina, situate, lying and being on the northern side of Rockvale Drive and being known and designated as Lot No. 8 of a subdivision of the Property T. T. Thomas and Jenny E. Thomas as shown on a plat prepared by Jones and Sutherland Engineers, March 15, 1959 and recorded in the R.M.C. Office for Greenville County in Plat Book 00 at Page 409 and having such metes and bounds as shown thereon, reference to said plat being made for a more complete description.

This is the same property conveyed to Mortgagor by Deed of G and L Builders, Inc., recorded in the R.M.C. Office for Greenville County in Book 1023 at Page 917, on September 10, 1975.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
APR 17 '81
STAMP TAX
\$ 10.56
FB 1215

Together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in any wise incident or appertaining, (CONTINUED ON NEXT PAGE)
TO HAVE AND TO HOLD all and singular the said premises unto the Mortgagee, its successors and assigns, forever.

4328-RV-23