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together with all improvements thereon situated in South Carolina, County of GREENVILLE

ALL that piece, parcel or lot of land situate, lying and being on the Northern side of Fairview Drive in Chick Springs Township, Greenville County South Carolina, containing 1.92 acres, more or less, as shown on a plat by C. O. Riddle, Surveyor, dated 1965, and having according to said plat the following metes and bounds, to wit:

BOOK 1329, PAGE 58

BEGINNING at an iron pin on the Northern side of Fairview Drive at the joint front corner of property now or formerly of Stoval; thence with the Northern side of Fairview Drive the following courses and distance: S. 86-21 W. 121.9 feet, N. 78-06 W. 67.4 feet, N. 62-34 W. 70.7 feet to an iron pin; thence N. 18-14 E., 400 feet to an iron pin; thence S. 82-09 E., 150 feet to an iron pin at the joint rear corner of said lot owned now or formerly by Stoval; thence with Stoval's line S. 3-20 W., 400 feet to an iron pin, the beginning corner.

THIS is the identical property conveyed to the grantors herein by deed of Nancy J. Causey, et al, dated March 19, 1965, and recorded in the REC Office for Greenville County, South Carolina, in Deed Book 769, page 471, and is hereby conveyed subject to all restrictions, condition, easements and rights of way of record or actually showing on the ground.

TO HAVE AND TO HOLD to and for the use and benefit of the said Mortgagee, its successors and assigns forever.

If the Mortgagor shall fully pay according to its terms the indebtedness hereby secured then this mortgage shall become null and void.

Mortgagor agrees to pay all taxes, assessments and charges against the above-described premises.

Mortgagor also agrees to maintain insurance in such form and amount as may be satisfactory to the Mortgagee in Mortgagee's favor, and in default thereof Mortgagee may, but is not obligated to, effect said insurance in its own name.

Any amount which Mortgagee may expend to discharge any tax, fee, assessment, obligation, covenant, insurance premium, prior mortgage or any charge whatsoever in connection with the above described real estate shall be an additional lien secured by this mortgage with interest at the highest lawful rate if not prohibited by law, and may be enforced and collected in the same manner as the debt hereby secured.

All obligations of Mortgagor to Mortgagee shall become due, at the option of Mortgagee, without notice or demand, upon any default.

Mortgagor agrees in case of foreclosure of this mortgage to pay a reasonable attorney's fee as determined by the court in which suit is filed and any court costs which shall be secured by this mortgage and included in judgment of foreclosure.

This mortgage shall extend, consolidate and renew any existing mortgage held by Mortgagee against Mortgagor on the above described real estate.

In Witness Whereof, we have set our hands and seals the day and year first above written.

Signed, Sealed, and Delivered in the presence of

[Signature]
[Witness]
[Signature]
[Witness]

Samuel O. P. [Signature] (L.S.)
Mary L. Causey [Signature] (L.S.)

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