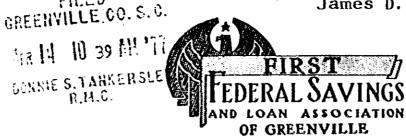
301 College Street Greenville, S.C.

James D. Calmes, III



2021 1394 21 2547

· 学校院 \$\$\$

State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

paid, to be due and payable . 20 . . years after date; and

WHEREAS, said note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty days, or if there shall be any failure to comply with and abide by any By-Laws or the Charter of the Mortgagee, or any stipulations set out in this mortgage, the whole amount due thereunder shall at the option of the holder thereof, become immediately due and payable, and said holder shall have the right to institute any proceedings upon said note and any collaterals given to secure same, for the purpose of collecting said principal due, and interest, with costs and expenses for proceedings; and

WHEREAS, the Mortgagor may hereafter become indebted to the Mortgagee for such further sums as may be advanced to the Mortgagor's account for the payment of taxes, insurance premiums, repairs, or for any other purpose;

NOW. KNOW ALL MEN. That the Mortgagor, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagor to the Mortgagor's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto the Mortgagoe, its successors and assigns, the following described real estate:

All that certain piece, parcel, or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Town of Mauldin, on the southwestern side of Carlton Drive, being known and designated as Lot No. 31, Pine Valley Estates, plat of which is recorded in the EMC Office for Greenville County in Plat Book MM at Page 138, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Carlton Drive, joint front corner of Lots 31 and 32, and running thence with common line South 65-02 West 223.8 feet; thence across rear line of Lot 31 North 10-52 West 110.8 feet to a point; thence continuing with rear line of Lot Mo. 31 North 19-07 East 20 feet to an iron pin; thence with common line of Lots 30 and 31 North 76-03 East 208.8 feet to an iron pin on southwest side of Carlton Drive; thence in said drive South 12-16 East 85 feet to the beginning corner.

THIS mortgage is made subject to any existing easements, rights-of-way, reservations, and restrictions.

THIS is the same property conveyed to the Mortgagors by Norman H. Jenkins in Deed Book Vol. 956, Page 590, and recorded in the 50°C Office of Greenville County on October 2,51972.

A DOCUMENTARY TO TREE

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