

1980

REAL ESTATE MORTGAGE

BOOK 1804 PAGE 682

THE STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE
 TO ALL WHOM THESE PRESENTS MAY CONCERN
 of the County of Greenville

FILED
 GREENVILLE S.C.
 MAY 23 8 29 AM '83
 Yvonne V. Goodwin
 R.M.C., 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 here with, whereby they have promised to pay to the Mortgagee in accordance with its terms the Actual Amount of Loan of \$7,517.55..... 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 certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville on the southern side of Lowndes Avenue, being shown and designated as Lot No. 27 on a plat of Elletson Acres, Section B, dated April 4, 1958, made by Clifford C. Jones, and recorded in the R.M.C. Office for Greenville County, S.C., in Plat Book QQ at Page 5, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Lowndes Avenue at the joint front corner of lots 27 and 28 and running thence with the southern side of said Avenue, N. 34-05 E., 23.7 feet to a point; thence continuing with the southern side of said Avenue, N. 05 E., 61.8 feet to a point at the joint line of said lots; thence, S. 55-55 E., 152 feet to a point in creek; thence with the creek being the property line with the traverse thereof being N. 24-32 E., 87.3 feet to a point; thence, N. 35-06 W., 167 feet to an iron pin on the southern side of Lowndes Avenue to the point and place of beginning.

Same Property conveyed by
 John Lee C. Jones, & Mattie T.
 Recorded Nov 21, 1978 in Deed
 Book 1092 page 418.

STATE OF SOUTH CAROLINA
 SOUTH CAROLINA TAX COMMISSION
 DOCUMENTARY
 STAMP
 APR 25 1983 TAX 30304
 RB.11213

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

1981