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REAL ESTATE MORTGAGE

GREENVILLE CO. S. C.
10 13 AM '82
DONNIE S. TANKERSLEY
R.M.C.

BOOK 1568 PAGE 340

THE STATE OF SOUTH CAROLINA)
COUNTY OF Greenville)

TO ALL WHOM THESE PRESENTS MAY CONCERN: Ralph Blassingame and Hazel Blassingame

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 \$ 5,428.60, 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: Greenville County

ALL those pieces, parcels or lots of land in Greenville Township, Greenville County, S.C. on the southwestern side of Miller Street (formerly West Avenue) in a section known as Nicholtown, and being known and designated as Lot 28 and a part of Lot 29 on a plat prepared by W.D. Neves, Engineer, dated 1914, entitled "Plat of Subdivision of W.E. Miller and E.E. Stone", recorded in the RMC Office for Greenville County, S.C., in Plats Book C, Page 235, and also shown on a plat entitled "Property of Ralph Blassingame and Hazel Blassingame", prepared by Carolina Surveying Co., recorded in the RMC Office for Greenville County, S.C., in Plats Book 6-0, Page 63, and having such metes and bounds as shown thereon.

This being a Portion of that property conveyed to the grantors herein by deed of Maryan D. Aughtry, as trustee; Paul C. Aughtry, III; David DeCoursey Aughtry; and Bruce Boykin Aughtry recorded in the RMC Office for Greenville County in Deeds Book 1072, Page 466, on January 24, 1978.

This Conveyance is subject to any and all existing reservations, easements, rights of way, zoning ordinances and restrictions or protective covenants that may appear of record, on the recorded plat(s) or on the premises.

This property is subject to a joint driveway with the adjoining property as shown on the latter plat above referred to.

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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