

REAL ESTATE MORTGAGE

BOOK 1608 PAGE 291

THE STATE OF SOUTH CAROLINA
COUNTY OF Greenville

GREENVILLE
MAY 26 3 28 P.M. '83
JOHN R. H. L.

TO ALL WHOM THESE PRESENTS MAY CONCERN: Ms. Donna K and John James Boozen
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 here with, whereby they have promised to pay to the Mortgagee in accordance with its terms the Actual Amount of Loan of \$ 3920.83, 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 situate, lying and being on the northwest corner of the intersection of Sumter Street Extension and Boswell Court in the County of Greenville, State of South Carolina and being shown and designated as lot No. 1 on Plat entitled BOSWELL COURT prepared by Carolina Engineering & Surveying Co., dated July 13, 1954, recorded in the RMC Office for Greenville County S. C. in Plat Book "HHH", at Page 81, and having according to said Plat the following metes and bounds, to-wit:

Beginning at an iron pin on the northern side of Boswell Court at the joint front corner of Lots Nos. 1 and 2 and running thence with the common line of side lots N. 35-16 W., 80.0 feet to an iron pin; thence N. 57-00 E., 216.4 feet to an iron pin on the western side of Sumter Street Extension; then with Sumter Street Extension S. 36-16 E., 55.0 feet to an iron pin in the curve of the intersection of Sumter Street Extension and Boswell Court; thence with the curve of said intersection S. 10-52 W., 34.7 feet to an iron pin of the northern side of Boswell Court; thence with Boswell Court S. 57-00 W., 191.4 feet to the point of Beginning.

This conveyance is subject to restrictive covenants, easements, zoning ordinances and rights-of-way if any as appear on record or on the premises.

This is the same property conveyed to Grantor herein by deed from Lewis L. Gilstrap recorded May 13 1975 in the RMC office for Greenville County S. C. in Deed Book 1018. at Page 136.

0 2 9 1

4328 W-2