

REAL ESTATE MORTGAGE

VOL 1669 PAGE 460

THE STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED
GREENVILLE, S.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: S.C. LEONARD C. REID AND KATHERINE REID

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 \$9,516.04 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 in Greenville County, State of South Carolina, located just off Jordan Road, on the Southern side of a road that runs off Jordan Road and being shown on plat of property made for Leonard C. Reid and Katherine Reid by Jones Engineering Service, dated May 25, 1982 and having the following courses and distances, to wit:

BEGINNING at an iron pin in center of a road that runs off Jordan Road, which pin is 646 feet east from Jordan Road and runs thence along center of this road S. 77-56 E., 145.1 feet to a pin in center of road; thence still with center of road or 20 foot drive N. 72-34 E., 220 feet to pin in road or drive; thence leaving road and running thence S. 25-06 W., 210.64 feet to old pin on old line; thence N. 80-19 W., 301.11 feet along old line to iron pin; thence N. 18-13 E., 110.05 feet to beginning corner and containing one (1) acre, more or less.

This is the same property conveyed to mortgagor by deed of W. O. Reid and Florence C. Reid, recorded in the Greenville County R.M.C. Office in Deed Book 1168 at Page 114, on June 4, 1982.

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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