

REAL ESTATE MORTGAGE

VOL 1685 PAGE 846

THE STATE OF SOUTH CAROLINA
COUNTY OF Greenville, S.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: James M. Thompson
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 \$ 17,852.49 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 County of Greenville, State of South Carolina, being known and designated as Lot No. 2 on the Southern Side of Morton Road as shown on a plat entitled "Azalee Thompson Estate" prepared by C. O. Riddle, dated August 28, 1970, and having according to said plat the following metes and bounds to wit:

Beginning at an iron pin in the center of Morton Road, at the joint front corner of Lots 1 and 2, running thence down the joint line of said lots, S. 23-47 E. 531.7 feet to an iron pin; thence running S. 83-40 W. 171.1 feet to an iron pin at the joint rear corner of Lots 2 and 4; running thence N. 23-47 W. 226.5 feet to an iron pin on the line of Lot 3; running thence N. 66-13 E. 68.3 feet to an iron pin; running thence down the joint line of lots 2 and 3, N. 23-47 W. 253.8 feet to an iron pin in the center line of Morton Road; running thence down the center line of Morton Road, N. 66-13 E. 95 feet to the point of beginning.

This is the same property conveyed to the mortgagor by deed of Frank P. McGowan, Jr. Master in Equity for Greenville County, dated October 6, 1971, and recorded in Deed Book 926, page 618 on October 6, 1971.

(CONTINUED ON NEXT PAGE)

0.849

4328-172