

State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

WHEREAS, said note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty days, or if there shall be any failure to comply with and abide by any By-Laws or the Charter of the Mortgagee, or any stipulations set out in this mortgage, the whole amount due thereunder shall at the option of the holder thereof, become immediately due and payable, and said hokler shall have the right to institute any proceedings upon said note and any collaterals given to secure same, for the purpose of collecting said principal due, and interest, with costs and expenses for proceedings; and

WHEREAS, the Mortgagor may hereafter become indebted to the Mortgagee for such further sums as may be advanced to the Mortgagor's account for the payment of taxes, insurance premiuras, repairs, or for any other purpose;

NOW. KNOW ALL MEN. That the Mortgagor, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagor's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described real estate:

All that certain piece, parcel, or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Paris Mountain Township, on the southern side of Cedar Lane Road, being shown as 3.9 acres on a plat of the property of R. Corporation prepared by Campbell & Clarkson Surveyors, Inc., dated March 27, 1973, recorded in the R.M.C. Office for Greenville County in Plat Book 4-Z, page 77, and having, according to said plat, the following courses and distances, to-wit:

BEGINNING at an iron pin on the southern side of Cedar Lane Road at a point 496.1 feet from the intersection of Cedar Lane Road and Lily Street and running thence S. 33-21 W. 180.43 feet to an iron pin; thence N. 73-18 W. 152 feet to an iron pin; thence S. 20-59 W. 42.82 feet to an iron pin; thence N. 74-39 W. 72 feet to an iron pin; thence S. 15-51 E. 140.3 feet to an iron pin; thence S. 80-16 W. 193.21 feet to an iron pin; thence N. 9-35 W. 277.6 feet to an iron pin; thence N. 31-51 E. 375.49 feet to an iron pin on the southern side of Cedar Lane Road; thence with the southern side of Cedar Lane Road S. 50-15 E. 144.8 feet to an iron pin; thence continuing with said road, S. 47-58 E. 150 feet to an iron pin; thence continuing with said road, S. 45-40 E. 150 feet to an iron pin, the point of beginning.

This is the identical property conveyed to the mortgagor herein by deed from Minda H. Coleman recorded in the R.M.C. Office for Greenville County in Deed Book 984, page 366.



**'O**i(