



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

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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 holder 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 premiums, 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 Mortgagoe 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 Mortgagoe at and before the scaling 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 Mortgagoe, 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, bying and being in the State of South Carolina, County of Greenville, in the City of Greenville, being known and designated as Lot 12, Block G, of a subdivision of the property of O. P. Mills as shown on plat recorded in the RMC Office for Greenville County in Plat Book F, at Page 171, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwest side of West Prentiss Avenue at the corner of Lot 10, Block G, which point is 310 feet west from the southwest corner of the intersection of West Prentiss Avenue and Mission Street; and running thence with the line of West Prentiss Avenue S. 45-27 W. 62 feet to an iron pin at the corner of Lot 14; thence along the line of that lot N. 44-33 W. 180 feet to an iron pin at the corner of said lot on a 16 foot alley; thence with the line of said alley, N. 45-27 E. 62 feet to an iron pin at the rear corner of Lot 10; thence with the line of that lot, S. 44-33 E. 180 feet to the point of beginning.

This being the property conveyed to the Mortgagors herein by deed to

be recorded herewith. This is the same property conveyed to the Mortgagors herein by Marion P. and Debra C. Greene, dated May 12, 1977.

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