STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DEC 12 10 45 AM 1966 MORTGAGE OF REAL ESTATE MEN 1046 PAGE 255

OLLIE TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, Marcel Germain de La Rue, Jr. and Anne Ittner de La Rue

(hereinafter referred to as Mortgagor) is well and truly indebted un to Felton D. Finley

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

Eighteen Thousand and No/100 ----- Dollars (\$ 18,000.00) due and payable

\$121.54 per month beginning on the 1st day of February, 1967, with interest thereon from the 1st day of January, 1967 at the rate of six and one-half percent (6 1/2%) to be paid monthly.

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WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereot 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:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Chick Springs Township on the South side of Dellwood Drive, being shown and designated as Lot No. 163 and a portion of Lot No. 162 on a plat of Property of Central Development Corporation as recorded in the R.M.C. Office for Greenville County in Plat Book BB at Pages 22 and 23 and having such courses and distances according to a resurvey prepared by R. W. Dalton, Surveyer dated September, 1953 as follows:

BEGINNING at an iron pin on the South side of Dellwood Drive at the northwest corner of the lot herein conveyed and at the northeast corner of Lot No. 164 and running thence with the South side of Dellwood Drive, N. 81-15 E. 75 feet to an iron pin; thence N. 73-45 E. 25 feet to an iron pin; thence leaving Dellwood Drive, S. 16-36 E. 188.9 feet to an iron pin; thence S. 63-51 W. 39.5 feet to an iron pin; thence N. 81-53 W. 107.8 feet to an iron pin; thence N. 3-22 W. 165 feet to an iron pin, the point of beginning.

It is understood and agreed that the Mortgagor shall have the right, upon any payment date, upon thirty days notice, to pre-pay said mortgage in full upon payment of a penalty of one percent (1%) of the original amount of said mortgage, except there shall be no penalty after ten years from date.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had thereform, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

R. M. C. FOR GREENVILLE COUNTY, T. C.