



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

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 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 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, being shown as Lot No. 33 on plat of Section III, Pelham Estates, as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4G, at Page 13, and having, according to said plat, the following courses and distances, to-wit:

BEGINNING at a point on the edge of Pelham Road, joint corner of Lots Nos. 33 and 42, and running thence with the common line of said lots, N. 0-13 W. 197.8 feet to a point; thence with the joint line of Lots Nos. 33 and 34, S. 89-30 E. 200 feet to a point on the western edge of Belgrade Drive; thence running with the western edge of said Drive, S. 0-39 W. 145 feet to a point at the intersection of Belgrade Drive and Pelham Road; thence with said intersection, S. 41-36 W. 37.75 feet to a point on Pelham Road; thence with said Road, S. 82-32 W. 175 feet to a point, the point of beginning.

