

My Commission Expires

(Notary Public for South Carolina)

part of 1000 of land situated, lying and being in the City of Greenville, State of South Carolina, being shown and designated as a portion of Lots 4 and 6 as shown on a plat of Division 11-105, recorded in the LMS Office for Greenville County in Plat Book 11-105, and also according to a more recent plat of the property of L. J. Burgin, dated April 6, 1970, and recorded in Book 1302 at page 490, the following metes and bounds to-wit:

BEGINNING at an iron pin on the southerly side of Cleveirvine Avenue, which iron pin is 237.7 feet from the southwesterly corner of the intersection of Cleveirvine Avenue with Alletts Avenue, and running thence along a line through Lot 6, S. 13-17-18, 120.5 feet to an iron pin; thence S. 77-30 W. 50.0 feet to an iron pin; thence N. 3-29 W. 140 feet to an iron pin; on the southerly side of Cleveirvine Avenue; thence S. 35-30 W. 10 feet to an iron pin; thence continuing along the southerly side of Cleveirvine Avenue S. 1-15 W. 50 feet to an iron pin; the point of beginning. This is the same property conveyed to the Grantor and Grantee herein by deed of L. J. Burgin, dated April 6, 1970, and recorded in Book 1302 at page 490. As part

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

If the Mortgagor shall fully pay according to its terms the indebtedness hereby secured then this mortgage shall become null and void.

Mortgagor agrees to pay all taxes, assessments and charges against the above-described premises.

Mortgagor also agrees to maintain insurance in such form and amount as may be satisfactory to the Mortgagee in Mortgagee's favor, and in default thereof Mortgagee may, but is not obligated to, effect said insurance in its own name.

Any amount which Mortgagee may expend to discharge any tax, lien, assessment, obligation, covenant, insurance premium, prior mortgage or any charge whatsoever in connection with the above described real estate shall be an additional lien secured by this mortgage with interest at the highest lawful rate if not prohibited by law, and may be enforced and collected in the same manner as the debt hereby secured.

All obligations of Mortgagor to Mortgagee shall become due, at the option of Mortgagee, without notice or demand, upon any default.

Mortgagor agrees in case of foreclosure of this mortgage to pay a reasonable attorney's fee as determined by the court in which suit is filed and any court costs which shall be secured by this mortgage and included in judgment of foreclosure.

This mortgage shall extend, consolidate and renew any existing mortgage held by Mortgagee against Mortgagor on the above described real estate.

In Witness Whereof, we have set our hands and seals the day and year first above written.

Signed, Sealed, and Delivered
in the presence of
R. L. Byn
(Witness)

James W. Chap
(Witness)

William E. [Signature] (L.S.)

..... (L.S.)

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