

REC-113

ALL those certain pieces, parcels or lots of land, with the building and improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, and in Greenville Township on a section known as Sans Souci, being known and designated as Lots Nos. 2 and 3 of the property of Hext M. Perry, Trustee, as shown on plat there of recorded in the REC Office for Greenville County in Plat Book S, page 49, and having the following metes and bounds, to - wit:

BOOK 1332 PAGE 193

BEGINNING AT an iron pin on the northeast side of King Street at the corner of Lot No. 1, which point is 91 feet southeast of the intersection of Dukeland Drive, and running thence along the line of Lot No. 1 N. 49-40 E. 104.7 feet to an iron pin at the rear corner of said lot; thence S. 37-12 E. 140 feet to an iron pin; thence S. 49-40 W. 105.3 feet to an iron pin on the northeast side of King Street; thence along a five foot strip reserved for sidewalk along King Street, N. 36-32 W. 140 feet to the beginning corner.

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, fee, 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

William
(Witness)
Abbie Williams
(Witness)

Billy Ray Rogers (LS.)

(LS.)

LOANS
CT
82-10248 (6-70) - SOUTH CAROLINA

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