

State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

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 piece, parcel or tract of land, situate, lying and being on the southern side of Woodruff Road (S. C. Highway No. 146) in the County of Greenville, State of South Carolina, containing 1.43 acres as shown and designated on a plat entitled "Property of Barbara Selvy" dated March 6, 1979, prepared by Clarkson Surveying, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Woodruff Road (S.C. Highway No. 146) and property now or formerly of Cofield and running thence with the line of said Cofield property S. 4-05 W. 424 feet to an iron pin; thence S. 4-05 W. 99.15 feet to an iron pin; thence with a new line through property of the mortgagor herein N. 80-26 W. 180 feet to an iron pin; thence turning and running with a new line through property of the mortgagor herein N. 12-46 E. 420 feet to an iron pin on the southern side of Woodruff Road (S.C. Highway No. 146); thence with the southern side of Woodruff Road (S.C. Highway No. 146) S. 81-44 E. 116 feet to the point of beginning.

This is a portion of the property conveyed to the mortgagor herein by deed of H. T. Hudson, dated October 17, 1977 and recorded in the R.M.C. Office for Greenville County in Deed Book 1066 at Page 961.



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