GREENVILLE.CO. S. C.
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DONNIE S. TANKERSLEY



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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 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

All that piece, parcel or lot of land situate, lying and being on the southern side of Chick Springs Road, in the County of Greenville, City of Greenville, State of South Carolina and shown and designated as Lot No. 1 and a small portion of Lot No. 2 of a plat of property of F. T. Rice prepared by Alex Moss May 7, 1979 and according to said plat has the following metes and bounds, to wit:

Beginning at a point on the southern side of Chick Springs Road at the joint corner of Lots No. 1 and 2 and running thence along a new line through Lot No. 2, S. 48-19 W. 58 feet to an iron pin; thence continuing along a new line through Lot No. 2 N. 82-23 W. 49.9 feet to an iron pin, joint rear corner of Lots No. 1 and 2; running thence N. 14-03 W. 165.7 feet to an iron pin on the southern side of Chick Springs Road; running thence with the southern side of said road S. 50-51 E. 111.8 feet to a point; thence continuing with said road S. 38-37 E. 73.9 feet to an iron pin, point of beginning.

Also included is the non-exclusive right to the use of a joint driveway serving this property and adjoining properties. Also, sewer easement for one four (4) inch sewer line connecting subject property to city sanitary sewer line located on adjoining property.

This is a portion of the property conveyed to the Mortgagor herein by deed of William R. Timmons, Jr. and W. T. Patrick by deed dated June 9, 1969, recorded July 3, 1969 in Deed Book 871 at Page 169.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
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