STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE CO. S. C.
JUN 4 3 15 PM '79
DONNIE S. TANKERSLEY
R.M.C.

BOOK 1488 PAGE 947

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Londonaire Properties, a Partnership

(hereinafter referred to as Mortgagor) is well and truly indebted unto William F. Finnell

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of & No/100
ONE HUNDRED FOUR THOUSAND, TWO HUNDRED THIRTY-FIVE Dollars ($104,235.00) due and payable
** in monthly payments of $1,040.66 per month, commencing one month from date, with each payment to be applied first to interest and balance to principal and to continue for a period of twenty(20)Years; at which time the unpaid balance becomes due and payable

with interest thereon from date at the rate of 10 ½ per centum per annum, to be paid: monthly

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars ($3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery 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:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, lying on the Northern side of Georgia Road, being shown as a portion of the Bozeman Estate in Simpsonville, S. C. as shown on plat thereof prepared by John E. Woods, R.L.S. dated April 29, 1971, recorded in the RMC Office for Greenville County in Plat Book 4-J, at page 47 and being further shown according to a more recent plat prepared for William F. Finnell containing 1.59 Acres by Carolina Surveying Company dated May 8, 1974 and recorded in the RMC Office for Greenville County inPlat Book 5G, at page 46 and having, according to the more recent survey, the following metes and bounds, to wit:

BEGINNING at an old iron pin on the Northern side of Georgia Road at the corner of property now or formerly owned by Essie Mae F. King and running thence with the King line, N. 7-46 W. 251 feet to an old iron pin in the line of property of M. H. Sutherland, Trustee; thence with the Sutherland's line, S. 70-30 E. 614.6 feet to an old iron pin on Georgia Road where it intersects with Goodwin Road; thence with the Northern side of Georgia Road, the following courses and distances: S. 84-22 W. 149.6 feet; S. 85-45 W. 147.0 feet; S. 86-13 W. 159.1 feet and S. 85-02 W. 91 feet to the beginning corner.

This being the same property conveyed to the Mortgagor by William F. Finnell by deed of even date and recorded simultaneously with this mortgage.

This is a Second Mortgage and is Junior to one held by First Federal Savings and Loan Association as recorded in Mtg. Book 1310, page 13.

** If the within monthly payments are not paid within 10 days after the due date, the Borrowers agree to pay a "LATE CHARGE" of 1½% of the monthly payment in addition to said monthly payments.

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