

State of South Carolina  
REGISTERED

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

I, Maxie Edwards, hereinafter called  
the Mortgagor(s), SEND GREETING:

WHEREAS, the said Mortgagor(s) in and by my certain promissory note in writing, of even date with these Presents, am well and truly indebted to BANK OF GREER, GREER, S. C., hereinafter called Mortgagee, in the full and just sum of Forty Six Thousand (\$46,000.00) DOLLARS, to be paid in 120 monthly installments of \$686.84 each, beginning June 22, 1980

with interest thereon from date at the rate of 13 per centum per annum, to be computed and paid monthly until paid in full; all interest not paid when due to bear interest at the same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose this mortgage; and in case said note should be placed in the hands of an attorney for suit or collection the Mortgagor(s) agree(s) to pay all costs and expenses including a reasonable amount as attorneys' fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW KNOW ALL MEN, That the said Mortgagor(s), in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mortgagee according to the terms of the said note, and also in consideration of the further sum of Three Dollars to the said Mortgagor(s) paid by the said Mortgagee at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said Mortgagee,

ALL that lot of land, in the State of South Carolina, County of Greenville, in Chicks Springs Township, lying approximately four miles northwest of the City of Greer, and on the southerly side of Buncombe Road (S. C. Highway #414) and being known as Lot #5 on Plat No. 2 of the property of G. A. Copeland Estate prepared by H. S. Brockman, Surveyor, dated January 20, 1951 and recorded in the R. M. C. Office for Greenville County in Plat Book WW at Page 64 and having such metes and bounds as appear by reference thereto. LESS HOWEVER, a strip of land having been previously conveyed therefrom by deed recorded in Deed Book 680 at Page 46.

This is the identical property conveyed to the Mortgagor by deed of J. P. Copeland recorded on February 26, 1969 in Deed Book 868 at Page 155.

There is of record an existing mortgage from the Mortgagor to the Mortgagee in the original amount of \$30,000.00 dated July 16, 1970 and recorded in Mortgage Book 1163 at Page 607. Such existing mortgage and this new mortgage shall be of equal right and a breach or default in the terms of either shall constitute a default on both mortgages which shall justify and authorize simultaneous foreclosure of both mortgages in one foreclosure action.

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