

REAL ESTATE MORTGAGE

BOOK 1572 PAGE 75

THE STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

FILED )  
O. S. C. )

TO ALL WHOM THESE PRESENTS MAY CONCERN: RICHARD W. JONES

of the County of Greenville, South Carolina, hereinafter called the Mortgagors, send greeting:

WHEREAS, the said Mortgagors are justly indebted to FINANCE ONE OF SOUTH CAROLINA, INC., hereinafter called the Mortgagee, and have given their promissory Note therefore bearing even date herewith, whereby they have promised to pay to the Mortgagee in accordance with its terms the Actual Amount of Loan of \$ . 20,723.56 . . . . , together with interest on unpaid balances, it being hereby expressly agreed that upon default in the payment of said note or of any charge in connection therewith, or of insurance premiums, taxes or assessments or in the performance of any of the requirements herein contained as to taxes or insurance or of any of the other conditions hereof, the Mortgagee shall have the right to declare immediately due and payable the entire unpaid principal balance hereof and accrued interest thereon, and to proceed, without notice, to enforce the collection of same as provided therein, together with a reasonable attorney's fee up to 15% of said unpaid balance for any litigation concerning the debt, and all other amounts secured hereby.

NOW KNOW ALL MEN That the Mortgagors, in order better to secure the payment of the note above mentioned in accordance with its terms, and all other sums mentioned therein or herein, to the Mortgagee, and also in consideration of the further sum of TEN DOLLARS to the Mortgagors in hand well and truly paid by the Mortgagee at and before the sealing 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 Mortgagee, its successors and assigns, the following described real property:

ALL that certain piece, parcel or lot of land in Grove Township, Greenville County, State of South Carolina, about 7 miles Southwest of the City of Greenville, and being known and designated as Lot Number 27 of the Property of William R. Timmons, Jr., according to a plat of record in the R.M.C. Office for Greenville county in Plat Book 000 at Page 103, and having the following metes and bounds, to-wit:

BEGINNING at a point on the Northwestern side of Bancroft Street at the joint corner of Lots 28 and 27 and running thence with the Northwestern side of Bancroft Street N. 55-19 E. 212.2 feet to a point at the joint corner of Lots 27 and 9; thence N. 37-41 W. 183.7 feet to a point; thence N. 51-00 E. 115 feet to a point; thence N. 38-15 W. 197 feet to a point; thence N. 38-12 W. 80.1 feet to a point at the joint rear corner of Lots 27 and 32; thence S. 51-48 W. 180.8 feet to a point at the joint rear corner of Lots 27 and 32; thence S. 13-21 E. 330 feet to a point; thence S. 34-41 E. 150 feet to a point on the Northwestern side of Bancroft Street, the point of beginning.

THIS is the same property conveyed to the Mortgagor herein by deed of Century Investors, rec. 7-14-72, in Book 949 at Page 8. Together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in any wise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said premises unto the Mortgagee, its successors and assigns, forever.

9075

4325 RV-2