

GREENVILLE CO. S. C.

SEP 14 2 26 PM '82

REAL ESTATE MORTGAGE

BOOK 1580 PAGE 364

THE STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

TO ALL WHOM THESE PRESENTS MAY CONCERN: Sims Goodlett And Iola A. Goodlett

of the County of Greenville, State of 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 \$ 5,091.84 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 piece, parcel or lot of land, lying, being, and situate in the County of Greenville, State of South Carolina, being known as Lot 14 Mooremont Drive, Brookforest Subdivision, as shown on plat prepared for Sims Goodlett and Iola A. Goodlett, by Carolina Surveying Company, dated July 13, 1978, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin of the Western edge of Mooremont Avenue at the Joint front corner of Lots 13 and 14, and running thence along their common line S. 84-28 W., 153.8 feet to an iron pin; thence turning and running N. 15-16 E., 85.5 feet to an iron pin at the joint rear corner of Lots 14 and 15, thence along their common boundary N. 84-28 E., 123.9 to an iron pin on the Western edge of Mooremont Avenue; thence along the edge of said Avenue S. 2-55E 80 feet to the POINT OF BEGINNING.

This conveyance is made subject to any restrictions, reservations, zoning ordinances, or easements that may appear of record, on the recorded plat(s), or on the premises.

This being the identical property conveyed to Fred J. Cook and Frances Joy Cook, the Grantors herein, by deed of J. H. Morgan, recorded August 1, 1969, in Deed Book 873, at Page 70, in the R. H. C. Office for Greenville County, South Carolina. *Derivation Fred J. Cook and Frances Joy Cook, dated 7-14-78 Book 1083 pg 278.*

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.

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