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GREENVILLE CO. S. C.

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DONNIE S. TANKERSLEY
R.M.C.

REAL ESTATE MORTGAGE

LENDER - MORTGAGEE

FORD MOTOR CREDIT COMPANY

211 Century Dr., Suite 100-G, Greenville, S.C. 29607

NUMBER AND STREET CITY STATE

BORROWER(S) - MORTGAGOR(S)

Billy H. Vance and Ruby K. Vance

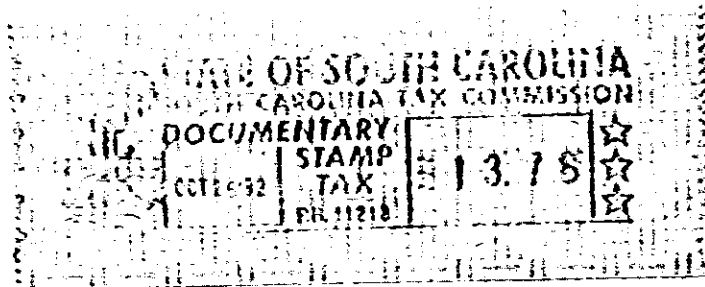
Rt. 12, Fairview Dr., Greenville, S.C. 29609

NAME

NUMBER AND STREET CITY STATE

STATE OF SOUTH CAROLINA,)

County of Greenville)



TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, the undersigned Mortgagor(s) hereinafter referred to as "Mortgagor" in and by that certain Promissory Note, bearing Loan Date 10-20-82, stand firmly held and bound unto Ford Motor Credit Company hereinafter sometimes referred to as "Mortgagee," in the penal sum of Eighty-Four Thousand Six Hundred and no/100 DOLLARS, conditioned for the payment of the full and just sum of Thirty-Four Thousand Three Hundred Thirty-Three and 30/100 as in and by the said Promissory Note and condition thereof, reference being thereunto had, will more fully appear.

NOW, KNOW ALL MEN, THAT said Mortgagor Billy H. Vance & Ruby K. Vance 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 condition of the said Promissory Note, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Mortgagee.

FORD MOTOR CREDIT COMPANY,
ITS SUCCESSORS AND ASSIGNS:

All that certain piece, parcel, or lot of land in the County of Greenville, State of South Carolina, containing 2.01 acres, more or less, and being shown on plat prepared by Carolina Surveying Co., 3 June 1971, and having, according to said plat, the following metes and bounds, to wit: BEGINNING at an iron pin at corner of property of Hunnicutt, said pin being N. 86-40 W. 290 feet from the westerly side of Sleepy Hollow Drive, and running thence with Hunnicutt's line, S. 2-08 E. 325.8 feet to a point on branch; thence with the branch as the line, the traverse line of which is S. 82-54 W. 147.2 feet to a point; thence continuing with said branch, the traverse line of which is N. 63-19 W., 158.3 feet to a point at corner of property of Van Riper; thence with line of Van Riper, N. 6-24 E. 288.5 feet to an iron pin; thence S. 86-40 E. 244.2 feet to the point of BEGINNING.

Together with a twenty-five (25) foot easement for ingress and egress running from the southerly side of Fairview Drive to the within described property. The lien of this mortgage is subordinate to the lien of that mortgage given by Billy Vance, et.al. to First Federal recorded in mortgage book 1207 at page 89 and to no other lien or encumbrance. Being the property conveyed to the mortgagors by deed of Sue F. Jones, dated 9-17-71 and recorded in Book 925 page 301.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident or appertaining. The above property is also known as Rt. 12, Fairview Dr., Greenville, SC

TO HAVE AND TO HOLD all and singular the said premises unto the said Mortgagee, its successors and assigns forever. And the Mortgagor does hereby bind his heirs, executors, and administrators, to warrant and forever defend all and singular the said premises unto the said Mortgagee, its successors and assigns, from and against his heirs, executors, administrators and assigns, and all other persons whomsoever lawfully claiming or to claim the same or any part thereof.

AND IT IS AGREED, by and between the said parties, that the said Mortgagor, his heirs, executors or administrators, shall and lawfully insure the house and building on said lot, and keep the same insured from loss or damage by fire in at least such sums as the Mortgagee shall from time to time require and assign the policy of insurance to the said Mortgagee, its successors or assigns. And in case the Mortgagor at any time neglects or fails so to do, then the said Mortgagee, its successors or assigns, may cause the same to be insured in its own name, and reimburse itself for the premium and expenses of such insurance under the mortgage.

AND IT IS AGREED, by and between the said parties in case of default in any of the payments of interest or principal as herein provided for, or in the said Promissory Note for which this instrument is evidence of security, the whole amount of the debt secured by this mortgage shall at the option of the said Mortgagee become immediately due and payable.

AND IT IS FURTHER AGREED, that said Mortgagor, his heirs and assigns, shall pay promptly all taxes assessed and chargeable against said property, and in default thereof, that the holder of this mortgage may pay the same, whereupon the entire debt secured by this mortgage shall immediately become due and payable, if the Mortgagee shall so elect.