

JAN 24 1983  
 FILED  
 THE STATE OF SOUTH CAROLINA  
 COUNTY OF Greenville

BOOK 1592 PAGE 653

REAL ESTATE MORTGAGE

RECORDS AND DEEDS DIVISION  
 SOUTH CAROLINA  
 DOCUMENTARY  
 JAN 24 1983  
 STAMP 61.52

TO ALL WHOM THESE PRESENTS MAY CONCERN: Felton M and Frances E. Poteet

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 \$... 37,724.73..... 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 lot of land situate in Bates Twonship, County of Greenville, State of South Carolina, being shown as Tract No 12, on plat of property of DB Tripp, dated August, 1946, prepared by WJ Riddle and recorded in plat book "R" at page 73, in the RMC Office for Greenville County, and having according to said plat, the following metes and Bounds, to-wit:

BEGINNING at an iron pin at the joint corner of Tracts 9, 10, 11, and 12, at the intersection of two roads and running thence with Tract 10, N 56-30W, 95 feet to an iron pin; 2482 feet to an iron pin in the line of property now or formerly of CG Gunter; thence S. 12-45 W. 422 feet to an iron pin in the County Road; thence with said Road S. 86 E. 557 feet to an iron pin; thence N. 84 E. 213 feet to the point of BEGINNING, said tract contains 3.46 acres, more or less.

This conveyance is subject to all restrictions, setback lines, roadways easements and rights-of-way, if any, affecting the above described property.

This being the same property conveyed to Felton M. Poteet and Frances E. Poteet by deed of J. Willard Vaughn and Mildred G. Vaughn dated March 8, 1973 and recorded in the RMC Office of Greenville County in Deed Book 969 page 358.

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