

FILED
GREENVILLE CO. S.C.
MAY 12 4 38 PM 1977
DEPT. OF RECORDS & ADMINISTRATION
COUNTY OF GREENVILLE

REAL ESTATE MORTGAGE

BOOK 1606 PAGE 428

TO ALL WHOM THESE PRESENTS MAY CONCERN: CHARLES WILTON GRUBBS

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 \$9,830.25 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 situate, lying and being in the State of South Carolina, County of Greenville, in Greenville Township, being known and designated as the rear portion of Lots 30 and 31 on a plat of Langley Heights, recorded in Plat Book N, Page 133, and being more particularly described according to said plat as follows:

BEGINNING at an iron pin on the southwest side of Hawthorne Lane which pin is 125 feet southeast of the intersection of Hawthorne Lane and Mills Avenue, and running thence S. 39-17 W., 55 feet to a point in line of Lot 31; thence with the joint line of Lots 30 and 31 S. 50-48 E., 10 feet to an iron pin; thence through Lot 31 S. 39-17 W., 50 feet to an iron pin in line of Lot 32; thence with the line of Lot 32 S. 50-43 E., 86.8 feet to an iron pin, joint rear corner of Lots 31 and 32, in line of a 15 foot alley; thence with said alley N. 46-47 E., 129.78 feet to an iron pin in the southwest side of Hawthorne Lane; thence with Hawthorne Lane N. 63-32 W., 107 feet to an iron pin; thence continuing with Hawthorne Lane N. 50-52 W., 9.4 feet to the beginning corner.

This is the same property conveyed to the mortgagor by deed of Mary G. Johnson recorded in the R.M.C. Office for Greenville County on November 16, 1977, in Deed Book 1068, Page 556.