

FILED
OCT 21 1981
RECORDS STATE MORTGAGE
Dorrie S. Tankersley

BOOK 1631 PAGE 790

0790

THE STATE OF SOUTH CAROLINA
COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN We, Edgar Allen Scott & Octavia Scott

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 \$ 5738.09 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, Being known and designated as lot no. 121 as shown on plat of Nickle Town Heights (Nicholtown Heights, Map 1) which is recorded in the Office of the RMC for Greenville County, SC in Plat book M at page 4 and having according to a more recent survey by Freeland & Associates dated January 7, 1981 the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Clark Street at the joint front corner of Lots no. 121 and 122 and running thence with the joint line of said lots, S. 1-8 E. 189.1 feet to an iron Pin; thence S. 81-26 W. 40.4 feet to an iron pin, joint rear corner of lots 121 and 120; thence with the joint line of said lots N. 1-7 W. 194.6 feet to an iron pin on the south side of Clark Street; thence with said street, N. 89-15 E. 40 feet to an iron Pin, point of beginning.

This is the same property conveyed to the grantor by Ben-C-Inc. by deed of even date herewith to be recorded. This property is conveyed subject to any restrictions, reservations, zoning ordinances, easements and/or rights of way that may appear of record, on the recorded plat or on the premises.

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Together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in any wise incident or appertaining. (CONTINUED ON NEXT PAGE)

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

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