

FILED
GREENVILLE CO. S. C.
REAL ESTATE MORTGAGE

VOL 1634 PAGE 788

THE STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
TO ALL WHOM THESE PRESENTS MAY CONCERN: BONNIE S. BANKERSLEY R.M.C. WALTER OTIS MADDEN, JR.
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 \$ 7,679.35 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 with all improvements thereon or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lot 42 of a plat of Woodfield Heights, Section II, prepared by Carolina Engineering and Surveying Company, dated May 30, 1966, recorded in the R.M.C. Office of the Greenville County Courthouse in Plat Book PPP at Page 109 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Garrett Street at the joint front corners of Lots 42 and 43 and running thence with said Street S. 00-30 E. 125 feet to an iron pin at the joint front corner of Lots 41 and 42; thence along the common line of said Lots N. 82-13 W. 203.6 feet to an iron pin at the joint rear corner of said Lots; thence along the rear line of Lot 42 N. 24-01 E. 125.7 feet to an iron pin at the joint rear corner of Lots 42 and 43; thence along the common line of said lots S. 83-16 E. 152.7 feet to an iron pin, the point of the beginning, as in Plat Book

This is the same property conveyed to mortgagor by deed of First Piedmont Bank and Trust Company, recorded in the RMC Office for Greenville County, in Deed Book 1024, at Page 266, recorded on September 16, 1975.

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