

REAL ESTATE MORTGAGE

THE STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: PRESTON G. THOMAS AND MARY H. THOMAS.

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 \$ 10,692.02, 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 and lot of land shown and designated as Lot 14 on a plat of Spring Forest Estates recorded in Plat Book KK at Page 117 in the RMC Office for Greenville County being more particularly described as follows:

BEGINNING at an iron pin at the joint front corner of Lots 13 and 14 thence n. 5-53 E 278.25 feet to an iron pin at the joint front corner of Lots 14 and 15; thence with the line of Lot 15 N. 84-07 W. 402.8 feet to an iron pin at the joint rear corner of Lots 14 and 15; thence S. 20-59 W. 287.65 feet to an iron pin at the joint rear corner of Lots 13 and 14; thence S. 84-07 E. 477.3 feet to the point of beginning.

This is the same property conveyed to Mortgagor by Deed of E. Mitchell Arnold, recorded in the RMC Office for Greenville County in Deed Book 947 at page 575, on July 5, 1972.

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.

2328 RW-21