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THE STATE OF SOUTH CAROLINA
COUNTY OF Greenville

Primo S. Masters

L. Avanelle Lee Kimble

TO ALL WHOM THESE PRESENTS MAY COME 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 \$ 4463.71 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 lying, situate and being in Bates Township Greenville County, State of South Carolina and being a part of the land conveyed to Grantors by deed recorded in Book 604 at Page 426 of R.M.C. Office for Greenville County and being more completely described according to plat and survey made by A.E. Brown, L.S. dated May 14, 1971 with the following metes and bounds to-wit:

Beginning on an iron pin in center of County Road and running thence N. 82 E. 326 feet to iron pin, thence S. 35-W. 363.5 feet to iron pin; thence N. 24-15 W. 275 feet to the beginning corner, containing one acre more or less.

This property adjoins land now or formerly owned by James Bates, Bolick and others.

This property deeded subject to all easements and rights-of-way and also restrictions as of this date on record.

Derivation: Spurgeon P. Saunders and Mary S. Saunders, July 17 1972 Book 949 at Page 173

Together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in any wise incident or appertaining,

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

(CONTINUED ON NEXT PAGE)

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