

REAL ESTATE MORTGAGE

VOL 1693 PAGE 373

THE STATE OF SOUTH CAROLINA) FILED
COUNTY OF Greenville GREENVILLE CO. S.C.

TO ALL WHOM THESE PRESENTS SHALL COME, I, ~~John H. & Janet M. Thompson~~

of the County of Greenville, South Carolina, hereinafter called the Mortgagors, send greeting:
ONNIE S. S. BREEDER
R.M.C.

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 \$ 4825.64 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 of lot of land, with buildings and improvements thereon, in Greenville county, South Carolina, on the Southern side of Woodmont Circle and the Western side of the right of way of the New Augusta Road (U.S. Highway No. 25) being a portion of lots Nos. 12 and 13, Block D., on a Plat of Brookforest, dated August, 1950, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book BB, Pages 40 and 41, and being shown as Lot No. 13, on a plat of a Revision of Lots Nos. 1, 2 and 13, of Brookforest, made by Jones Engineering Services, dated December, 1969, recorded in the R. M. C. Office for said County, and State, in plat Book 4-D, Page 43, and having, according to the last mentioned plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern side of Woodmont Circle at the joint front corners of Lots Nos. 13 and 14, Block D. of Brookforest and running thence along the Southern side of Woodmont Circle, N. 73-36 E., 91.8 feet to an iron pin; thence along the right of way, of the New Augusta Road, and through Lots 12 and 13, Block D., S. 8-54 E., 216 feet to an iron pin; thence S. 99-06 W., 90 feet to an iron pin at the joint rear corners of Lots Nos. 12 and 14, Block D; thence along the common line of said lots, N. 9-45 W., 195.9 feet to iron pin, the beginning corner.

The above property is the same conveyed to the grantors herein by deed of Rackley-Hawkins, Ltd., dated May 15, 1970, recorded in the R. M. C. Office for Greenville County, S. C., in Deed Book 890, at Page 78; and is hereby conveyed subject to rights of way, easements, conditions, public roads, and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

DERIVATION: FRED S BREEDER AND Shirley E. BREEDER RECORDED 10-17-1975 Vol. 1026 Page 348. 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.

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