

REAL ESTATE MORTGAGE

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

TO ALL WHOM THESE PRESENTS MAY CONCERN: Ida Bell Collins

DEC 18 10 30 AM '84

of the County of Greenville DONNIE S. PANFERSLET R.M.C. 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 \$ 4255.21 ..... 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, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the state of South Carolina, County of Greenville, in the City of Greenville, on the southwest side of Maggie Street, being known and designated as Lot #6, on plat of Fairfield Place, prepared by L P Slattery, November, 1952, recorded in the RMC Office for Greenville County in Plat Book BB at page 141 and being more particularly described as follows:

Beginning at an iron pin on the southwest side of Maggie Street, front corner of Lot #8, and running thence with the line of said lot S. 50-53W, 160 feet to an iron pin at the rere corner of Lots #8, 21 and 23, thence with line of lot #23, S. 9-15W, 71.7 feet to an iron pin; thence S. 80-45E, 41.2 feet to an iron pin, rere corner of lot #4; thence with the line of said lot N. 53-50E, 181.7 feet to an iron pin on the Southwest side of Maggie Street; thence with the southwest side of said street N. 36-10 W, 80 feet to the beginning corner.

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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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