

GREENVILLE
FILED
REAL ESTATE MORTGAGE
S.C.

BOOK 1580 PAGE 974

THE STATE OF SOUTH CAROLINA
COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: TROY W. HESTER AND RUTH MASTERS HESTER

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 therefor bearing even date herewith, whereby they have promised to pay to the Mortgagee in accordance with its terms the Actual Amount of Loan of \$7,751.86..... 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 lot of land on the Northwest side of Patrol Club Road and on the Southwest side of Honeysuckle Drive, near the City of Greenville, in Greenville County, South Carolina, and having, according to a survey made by R. K. Campbell, October 29, 1971, such metes and bounds as appear thereon.

THIS is the same property conveyed to the Mortgagor's herein by deed of S. Perry Hester to Troy W. Hester, dated May 17, 1956, and recorded May 23, 1956 in the RMC Office for Greenville County in Deed Book 546 at Page 62. Thereafter, Troy W. Hester conveyed a one-half interest to Ruth Master Hester, by Deed dated February 7, 1972, and recorded in the RMC Office for Greenville County in Deed Book 935 at Page 513.

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