500-1EU4 114478

and the Constitute

APR 29 3 06 PM '83

Mortgage of Real Estate

State of South Carolina County of GREENVILLE

DONNIE STANDLERSLEY

THIS MORTGAGE is dated <u>April 29 R.H.C</u> . 19

paragraph 13 below, shall at no time exceed \$ 52,000.00 , plus interest, attorneys' fees not to exceed fifteen (15%) per cent of the unpaid debt, and court costs incurred in collection of amounts due hereunder, and Expenditures by Mortgagee under paragraph 5 below. Interest under the Note will be deferred, accrued or capitalized, but Mortgagee shall not be required to defer, accrue or capitalize any interest except as provided in the Note.

THIS MORTGAGE is given to secure to Mortgagee the repayment of the following amounts, with interest: (a) the indebtedness evidenced by the Note; (b) any Future Advances made under paragraph 13 below; (c) Expenditures by Mortgagee under paragraph 5 below; and (d) attorneys' fees, court costs and other amounts which may be due under the Note and this Mortgage. In consideration of the above indebtedness and for other valuable consideration which Mortgagor acknowledges receiving, Mortgagor does hereby mortgage, grant and convey to Mortgagee, and the Mortgagee's heirs, successors and assigns, the following describe, property:

ALL that certain piece, parcel or lots of land, with the improvements thereon, lying, being and situate in the Town of Fountain Inn, County of Greenville, State of South Carolina, being known and designated as Lot No. 1 and a portion of No. 2 in accordance with plat made for Grantor by Carolina Engineering and Surveying Company, dated May 9, 1956 and being more fully described in accordance with said plat, to-wit:

BEGINNING at an iron pin on the southern side of Weston Street joint corner with property of George B. Edwards and running thence along North Weston Street N. 69-57 W. 114.6 feet to iron pin; thence N. 79-55 W. 45 feet to new point, being portion of Lot No. 2; thence running in a straight line in a southwest direction through Lot No. 2 to the western rear corner of Lot No. 2 to iron pin; thence along the rear of Lot No. 2 and Lot No. 1 N. 74-12 E. 80 feet to iron pin on Edwards property line; thence along Edwards property line N. 36-10 E. 150 feet to iron pin, being the point of beginning.

THIS being the same property conveyed to the Mortgagors, John Samuel Peden and Virginia Lynn Peden herein by deed of Alice Jane Thomason Laemmel, of even date, to be recorded herewith.

## **ALSO**

ALL those certain pieces, parcels or lots of land, lying, being and situate in the State and County aforesaid and being shown as two triangular pieces of property on a plat entitled revision of Alice Jane G. Thomason prepared by Richard D. Wooten, CJr., R.L.S., on December 21, 1979, which plat is recorded in the R.M.C. Office for OGreenville County in plat book 7-T at page 74 and which lots are described as follows:

BEGINNING at an iron pin (which iron pin is north 36-17 east 150.0 feet from an iron pin on the southern side of N. Weston Street at the joint front corner of property now or formerly of Edwards and other property of the Grantee) and running thence S. 36-17 W. 50.0 feet to an iron pin; thence turning and running N. 62-30 W. 50.98 before to an iron pin; thence turning and running in a general northwesterly direction along the old property line of the Grantee 80.0 feet to the point of beginning.

OALSO, all that certain lot beginning at an iron pin on the southern side of N. Weston Street at the joint front corner of the property presently owned by the Grantee and the within described parcel and running thence N. 78-54 W. 38.79 feet to an iron pin; thence turning and running S. 06-59 E. 198.95 feet to an iron pin; thence turning and running in a general northerly direction along the old property line 190.52 feet to the point of beginning.

THIS being the same property conveyed to the Mortgagors, John Samuel Peden and Virginia Lynn Peden herein by deed of Alice Jane Thomason Laemmel, of even date, to be recorded herewith.

TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or appertaining thereto; all improvements now or hereafter situated thereon; and all fixtures now por hereafter attached thereto (all of the same being deemed part of the Property and included in any reference othereto);