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GREENVILLE FILED
REAL ESTATE MORTGAGE

1639 PAGE 580

THE STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
TO ALL WHOM THESE PRESENTS MAY CONCERN: D. B. ALEXANDER
of the County of GREENVILLE, State of South Carolina, hereinafter called the Mortgagor, 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 \$11,504.39 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, situate, lying and being in Greenville County, South Carolina, being shown as Lot No. 1, Block 12 of Judson Mill, plat of which is recorded in Plat Book X at page 153, and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at a point on the east side of Second Avenue, at the joint front corner of Lots 1 and 2 and running thence with Second Avenue N. 5-36 E. 64.6 feet; thence S. 84-24 E. 58.8 feet; thence S. 59-30 E. 89.8 feet; thence S. 11-56 W. 26.8 feet; thence N. 84-24 W. 137.4 feet to the point of beginning and being identically the same property conveyed to the grantor by deed recorded in Deed Book 507 at page 421.

This is the same property conveyed to the mortgagor by Deed of Lewis M. Gillespie, recorded in the R.M.C. Office for Greenville County in Deed Book 915 at page 633 on May 21, 1971.

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