WHEREAS I (we)

Ben Mood and Oneal Mood
(hereinofter also styled the mortgogor) in and by my (our) certain Note bearing even date herewith, stand firmly held and bound unto

Poinsett Discount Co., Inc., Greenville, S.C. _____ (hereinafter also styled the mortgagee) In the sum of 151.21___ 9,072.60 60 equal installments of \$ __ , payable in ____

ZUTh day of OCT. 19 80 and falling due on the same of each subsequent month, as in and by the said Note and conditions thereof, reference thereunto had will more fully appear.

NOW, KNOW ALL MEN, that the mortgagor(s) in consideration of the said debt, and for the better securing the payment thereof, according to the conditions of the said Note; which with all its provisions is hereby made a part hereof; and also in consideration of Three Dollars to the said mortgagor in hand well and truly paid, by the said mortgage, at and before the sealing and delivery 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 said mortgage, its (his) hetrs, successors and assigns forever, the following described real seature:

All that certain parcel or lot of land situated on the Southeast side of Oakland Avenue and the North side of Grove Street, near the City of Greer, in Cnick Springs Township, Greenville County, State of South Carolina, designated as Lots Nos. 17 and 18 of Pleasant Heights Development, Property of R.A. and I.B. Dobson, according to Survey and plat thereof by H.L. Dunahoo, Surveyor, dated September 4, 1950, recorded in Plat Book T. Pages 274 and 275, RYC Office for Greenville County. Said lots front 238 feet on Oakland Avenue, with a rear line of 121 feet, with 228 feet on Grove Street and 196 feet on the northeast side.

As recorded in the records of the RYC Office for Greenville County, South Carolina the title is now vested in Ben Wood and Oneal Wood by deed of Roy M. Dobson as recorded in Deed Book 446 at Page 392 on November 29, 1951.

IT IS HEREBY UNDERSTOOD THAT THIS MORTGAGE CONSTITUTES A VALID FIRST LIEN ON THE ABOVE DESCRIBED PROPERTY.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise modern or appertaining.

TO HAVE AND TO HOLD, all and simples the said Premises unto the said morraporee, its (his) successors, heirs and assigns foreven

AND I (we) do hereby bind my (our) self and my (our) heirs, executors and administrators, to produce or execute any further necessary assumes of title to the sold premises, the title to which is unencumbered, and also to warrant and forever defend all and singular the sold Premises unto the sold mortgages its (his) heirs, successors and assigns, from and against all persons lawfully claiming, or to also the same or any part thereof.

AND IT is AGREED, by and between the parties hereto, that the said mortgogor(s) his (their) heirs, executors, or administrators, shall keep the buildings on said premises, insured against less or damage by fire, for the benefit of the said mortgogor, for an amount not less than the upper to the said hote in such company as shall be approved by the said mortgogor, and in default thereof, the said mortgogor, its (his) heirs, successors or assigns, may effect such insurance and reimburse themselves under this mortgogor for the expense thereof, with interest thereon, from the date of its payment. And it is further agreed that the said mortgogor its (his) heirs, successors or assigns shall be entitled to receive from the insurance moneys to be paid, a sun equal to the amount of the debt secured by this mortgogor.

AND IT IS AGREED, by and between the said parties, that if the said mortgagor(s), his (their) heirs, executors, administrators or assigns, shall fail to pay all taxes and assessments upon the said precises when the same shall first become payable, then the said mortgages, its fits) heirs, successors or assigns, may cause the same to be paid, together with all penalties and costs incurred thereon, and reinburse themselves under this mortgage for the sums so paid, with interest thereon, from the dates of such payments.

AND IT IS AGREED, by and between the said panies, that upon any default being made in the payment of the said Note, when the same shall become payable, or in any other of the payristors of this mortgage, that then the entire amount of the febt secured, or intended to be secured hereby, shall forthwith become due, at the option of the said mortgages, its (his) heirs, successors or assigns, although the period for the payment of the said debt may not then have expired.

AND IT IS FURTHER AGREED, by and between the said parties, that should legal proceedings be instituted for the foreclosure of this manager, or for any purpose involving this manager, or should the debt hereby secured be placed in the hands of an attorney at law for collection, by suit or otherwise, that all crists and expenses incurred by the montgager, its (his) heirs, successors or assigns, including a reasonable counsel fee (of not less than fen per cent of the amount involved) shall thereupon became due and payable as a part of the debt secured hereby, and may be recovered and collected hereander.

PROVIDED, ALEAYS, and it is the true intent and meaning of the parties to these Presents, that when the said mortgager, his (their) heirs, executives or administrators shall pay, or cruse to be paid unto the said mortgager, its (his) heirs, successors or assigns, the said debt, with the intenest therem. If any shall be due, and also all sums of morey paid by the said mortgager, his (their) heirs, successors, or assigns, according to the conditions and operated to the said note, and of this mortgager and shall perform all the obligations occording to the true with meaning of the said note and mortgager, then this Deed of Bargain and Sale shall cease, determine and be void, otherwise it shall remain in full force and virtue.

AND IT IS LASTLY AGREED, by and between the sold parties, that the sold mortgogor may hold and enjoy the sold premises until delimit of payment shall be made.

WITNESS by (o.e.) Hand and Sept. This	Sept. 13 80 0
Stands smalled and delivered to the presence of	H Ben Willook 11.5
wines lanen Stores -	is O'rual wood us
WITHESS John Gar	

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