

REAL ESTATE MORTGAGE

VOL 1855 PAGE 401

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

TO ALL WHOM THESE PRESENTS MAY CONCERN: HERBERT A. CARTER

of the County of GREENVILLE DONNIE S. RUSLEY, 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 \$ 14,036.16 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 or near the City of Greenville, County of Greenville, State of South Carolina, and being more particularly described as Lot No. 79, Section 8, as shown on a plat entitled "A Subdivision for Woodside Mills, Greenville, S. C.", made by Pickell & Pickell, Engineers, Greenville, S. C., January 14, 1950, and recorded in the R.M.C. Office for Greenville County, Suth Carolina, in Plat Book W at pages 111-117, inclusive. According to said plat the within described lot is also known as No. 30 West Main Street (Avenue) and fronts thereon 80 feet.

This is the smae property conveyed to Mortgagor by Deed of C. Dan Joyner, recorded in the R.M.C. For Greenville County in Deed Book 1022, at page 601, on August 12, 1975.

STATE OF SOUTH CAROLINA
RECORDS & DEEDS DIVISION
GREENVILLE
STAMP
205.61

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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,

TO HAVE AND TO HOLD all and singular the said premises unto the Mortgagee, its successors and assigns, forever.

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