

CONSTANT MONTHLY PLAN MORTGAGE

State of South Carolina,

County of GREENVILLE

BOOK 967 PAGE 391

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

WHEREAS, I the said B. Jack Foster, hereinafter called Mortgagor, in and by my certain Note or obligation bearing even date herewith, stand indebted, firmly held and bound unto THE CITIZENS AND SOUTHERN NATIONAL BANK OF SOUTH CAROLINA, hereinafter called Mortgagee, in the full and just principal sum of Ten Thousand and No/100 Dollars (\$ 10,000.00) with interest thereon payable monthly in advance from date hereof at the rate of six per cent per annum; the principal of said note together with interest being due and payable in six months in monthly installments as follows:

Beginning on the 7th day of September, 1964, and on the 7th day of each month thereafter the sum of Three Hundred Four and 22/100 Dollars (\$ 304.22) and the balance of said principal sum due and payable on the 7th day of February, 1965. The aforesaid monthly payments of Three Hundred Four and 22/100 Dollars (\$ 304.22) each, are to be applied first to interest at the rate of six per cent per annum on the principal sum of Ten Thousand and No/100 Dollars (\$ 10,000.00), or so much as shall from time to time remain unpaid, and the balance of each monthly installment shall be applied on account of principal.

Said note provides that past due principal and/or interest shall bear interest at the rate of seven (7%) per cent per annum as reference being had to said note will more fully appear; default in any payment of either principal or interest to render the whole debt due at the option of the Mortgagee or holder hereof. Forbearance to exercise this right with respect to any failure or breach of the maker shall not constitute a waiver of the right as to any subsequent failure or breach. Both principal and interest are payable in lawful money of the United States of America

at the office of the Mortgagee at Greenville, South Carolina, or at such other place as the holder hereof may from time to time designate in writing.

NOW, KNOW ALL MEN, that the said Mortgagor in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mortgagee according to the terms of the said Note; and also in consideration of the further sum of THREE DOLLARS, to the said Mortgagor in hand well and truly paid by the said Mortgagee 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 Mortgagee the following described real estate, to-wit:

All that piece, parcel or lot of land situate lying and being in the State and County aforesaid on the west side of Old Augusta Road and being a portion of the property of George S. Rainey as shown on a plat by W. J. Riddle dated October 12, 1953 and being described as follows:

BEGINNING at an iron pin on the west side of Old Augusta Road at the point where a road intersects said Augusta Road and running thence N. 1-45 W. 125 feet to an iron pin; thence N. 80-50 W. 78.3 feet to a point; thence S. 1-45 E. 125 feet to a point; thence along road S. 80-50 E. 78.3 feet to an iron pin, the point of beginning.

PAID AND FULLY SATISFIED

THIS THE ALL DAY OF February, 1965

THE CITIZENS AND SOUTHERN NATIONAL BANK OF SOUTH CAROLINA GREENVILLE, S. C.

By B. Jack Foster

By [Signature]

WITNESS [Signature]

WITNESS [Signature]

RECORDED AND INDEXED OF RECORD

DAY OF February, 1965

R.M.C. FOR GREENVILLE COUNTY, S. C.

AT 12:00 O'CLOCK P.M. NO. 227