

FILED
GREENVILLE CO. S. C.
CONSTANT MONTHLY PLAN MORTGAGE
AUG 31 3 22 PM '70

BOOK 1164 PAGE 659

State of South Carolina,

County of GREENVILLE

OLLIE FARNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

WHEREAS, we the said Eva Weisz, Harry Lerner and Lily Lerner, hereinafter called Mortgagor, in and by OUR 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 One Hundred Thirty-four Thousand and no/100 Dollars (\$134,000.00) with interest thereon payable monthly in advance from date hereof at the rate of ten (10) per cent per annum; the principal of said note together with interest being due and payable

in monthly installments as follows:

Beginning on the 10th day of September, 19 70, and on the 10th day of each month thereafter the sum of One Thousand Seven Hundred Seventy and 86/100 Dollars (\$1,770.86) and the balance of said principal sum due and payable on the _____ day of _____, 19____. The aforesaid monthly payments of One Thousand Seven Hundred Seventy and 86/100 Dollars (\$1,770.86) each, are to be applied first to interest at the rate of ten (10) per cent per annum on the principal sum of One Hundred Thirty-four Thousand & no/100 Dollars (\$134,000.00), 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 lot of land in Greenville County, State of South Carolina, in Greenville Township, on the eastern side of New Buncombe Road between Crestwood Drive and Langston Drive in the Sans Souci section of Greenville, about three miles north of the City of Greenville and being known and designated as Lot 2 on plat of property recorded in the RMC Office for Greenville County in Plat Book U, Page 89. According to said plat, the property is more fully described as follows:

BEGINNING at an iron pin on the right of way of S.C. Highway, said pin being joint front corner of Lots 1 and 2, and thence with the joint line of said right of way N. 39-10 W. 75 feet to an iron pin at the joint front corner of Lots 2 and 3; thence with the southern line of Lot 3, N. 60-31 E. 244.2 feet to an iron pin at the joint rear corner of Lots 2 and 3; thence with Thompson Road, S. 12-20 E. 60 feet to an iron pin at the joint rear corner of Lots 1 and 2; thence with the northern line of Lot 1, S. 56-15 W. 216.5 feet to an iron pin, the beginning point

ALSO: All those pieces, parcels or lots of land on the northeastern side of New Buncombe Road, near the City of Greenville, Greenville County, S.C., being known and designated as Lots 3A, 4A and 4B on a plat of the Perry property made by C.O. Riddle, Surveyor, dated December 18, 1952, and recorded in Plat Book DD, Page 79 and described as follows:

BEGINNING at an iron pin at the joint front corner of Lots 2 and 3A on the northeastern side of New Buncombe Road and running thence along said side of New Buncombe Road, N. 39-10 W. 209 feet to an iron pin; thence along the line of Lot 4B, N. 53-32 E. 100 feet to an iron pin; thence S. 78-16 E. 72 feet to an iron pin; thence S. 39-10 E. along the line of Lots 4A and 4B, 113.9 feet to a point in the side of Lot 3A; thence N. 64-28 E. 22.3 feet to an iron pin; thence along the