

REAL ESTATE MONTHLY INSTALLMENT MORTGAGE

State of South Carolina, R.M.C.

BOOK 1181 PAGE 513

County of GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

WHEREAS, I, ~~WE~~ THE SAID LEE H. ZIPPERER,  
HEREINAFTER CALLED MORTGAGOR, IN AND BY MY, 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, Greenville, S. C., HEREINAFTER  
CALLED MORTGAGEE, THE SUM OF Eleven Thousand Eight Hundred Twelve and  
20/100ths DOLLARS (\$11,812.20), REPRESENTING \$ 9,000.00 OF PRINCIPAL  
AND \$ 2,812.20 OF INTEREST, BEING DUE AND PAYABLE IN EQUAL MONTHLY INSTALLMENTS  
OF \$ 196.87, COMMENCING ON THE 1st DAY OF April, 1971,  
AND ON THE SAME DATE OF EACH SUCCESSIVE MONTH THEREAFTER.

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 certain piece, parcel or tract of land, together with the buildings and improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina on the West side of the Piedmont Highway (Old U.S. No. 29) and being shown as Part of Lot 25 of Property of E. A. Smythe, et al, according to plat thereof dated November, 1935, recorded in the R.M.C. Office, Greenville County, in Plat Book D, at page 170, and having according to a more recent plat of property of Charles F. Williams, prepared by Pickell & Pickell, Engrs., March 29, 1947, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the West edge of U.S. Highway No. 29, corner of Lots 24 and 25; thence N. 83-42 W. 150 feet to an iron pin; thence N. 6-40 E. 75 feet to an iron pin; thence S. 38-42 E. 150 feet to an iron pin at edge of highway right-of-way; thence along said highway, S. 6-40 W. 75 feet to point of beginning.

ALSO: All that certain piece, parcel or lot of land, with buildings and improvements thereon, situate, lying and being in said County and State aforesaid, immediately adjoining the parcel of land first described on the Western or rear end thereof, containing 65/100ths of an acre, more or less, and having such metes and bounds and courses and distances as shown on plat of property of Joel F. Ginn, prepared by Dean C. Edens, Reg. L. S., which plat is recorded in said R.M.C. Office in Plat Book VV, page 35, reference to said plat being expressly craved for a more detailed description.