

FILED
GREENVILLE CO. S. C.
MAR 29 4 26 PM '71
OLLIE FARNSWORTH
R. M. C.

REAL ESTATE MORTGAGE

State of South Carolina,

County of GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

WHEREAS, we the said Bernard F. Bertland and Dorothy O. Bertland 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 FORTY-FIVE THOUSAND and NO/100ths - - - - - Dollars (\$ 45,000.00), with interest thereon payable in advance from date hereof at the rate of 6 1/2 % per annum; the principal of said note together with interest being due and payable in (240) Number monthly [Monthly, Quarterly, Semi-annual or Annual] installments as follows: Beginning on June 1, 19 71, and on the same day of each succeeding month thereafter, the sum of Three Hundred Thirty-five and 60/100ths - - - - - Dollars (\$ 335.60) and the balance of said principal sum due and payable on the 1st day of May, 1991.

The aforesaid payments are to be applied first to interest at the rate stipulated above and the balance on account of unpaid principal. Provided, that upon the sale, assignment, transfer or assumption of this mortgage to or by a third party without the written consent of the Bank, the entire unpaid balance of the note secured by this mortgage, with accrued interest, shall become due and payable in full or may, at the Bank's option, be continued on such terms, conditions, and rates of interest as may be acceptable to the Bank.

Said note provides that past due principal and/or interest shall bear interest at the rate of 6 1/2 % per annum, or if left blank, at the maximum legal rate in South Carolina, 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 in 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 on the Eastern side of Raven Road near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 14 as shown on a plat of Huntington (Sheet No. 4), prepared by Piedmont Engineers & Architects, dated May 4, 1968, and recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book WWW at page 26, and having according to said plat the following metes and Bounds:

BEGINNING at an iron pin on the Eastern side of Raven Road at the joint front corner of Lot No. 14 and lot reserved by owners, and running thence with the line of the said lot reserved by owners S. 67-02 E. 533.9 feet to an iron pin at or near the water level of Huntington Lake; thence with the water level of said lake as the line, having a traverse line as follows: N. 14-30 E. 151 feet to an iron pin, thence N. 9-27 E. 137 feet to an iron pin, thence N. 22-08 E. 99.3 feet to an iron pin at the joint rear corner of Lots Nos. 14 and 15; thence with the line of Lot No. 15 N. 85-20 W. 486 feet to an iron pin on the Eastern side of Raven Road; thence with the Eastern side of Raven Road, the following courses and distances: S. 6-27 W. 53.75 feet to an iron pin, thence S. 18-31 W. 61.7 feet to an iron pin, thence S. 34-16 W. 60.5 feet to an iron pin, thence S. 46-22 W. 62.85 feet to the point of beginning.