

MAY 24 4 19 PM '71 REAL ESTATE MORTGAGE

State of South Carolina,

OLLIE FARNSWORTH
R. M. C.

County of GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

WHEREAS, we the said R. Donald Terrell and Judith J. Terrell hereinafter called Mortgagor, in and by our certain Note of 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 Twenty-Seven Thousand and no/100ths ----- Dollars (\$ 27,000.00), with interest thereon payable in advance from date hereof at the rate of 8 % per annum; the principal of said note together with interest being due and payable in (240) two hundred forty Number monthly (Monthly, Quarterly, Semi-annual or Annual) installments as follows:

Beginning on July 1, 1971, and on the same day of each monthly period thereafter, the sum of Two Hundred Twenty-Five and 85/100ths ----- Dollars (\$ 225.85) and the balance of said principal sum due and payable on the 1st day of June, 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 _____ % 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 west side of East Faris Road in the City of Greenville, County of Greenville, State of South Carolina, being shown as the greater portions of Lots C and D on a revised plat of Forest Heights made by R. K. Campbell, August 27, 1953, recorded in the Office of the R.M.C. for Greenville County in Plat Book CC, at Page 6, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the western side of East Faris Road, 20 feet in a northerly direction from the joint front corner of Lots D and E, and running thence along property now or formerly of Edwin A. Briggs in a generally north-westerly direction 270 feet, more or less, to an iron pin on the southeastern side of a 20-foot alley, said pin being located 10 feet in a northeasterly direction from the joint rear corner of Lots E and D; thence along the southeasterly side of said alley N. 50-50 E. 21 feet to an iron pin; thence along the southeasterly side of said alley N. 32-45 E. 60 feet to an iron pin; thence along the southeasterly side of said alley N. 12-20 E. 70 feet to an iron pin; thence along the southeasterly edge of said alley N. 8-23 W. 18.5 feet to an iron pin on the southeasterly side of said 20-foot alley, said pin being located in a southerly direction 20 feet from the joint rear corner of Lots C and B; thence in a generally easterly direction through Lot C, 250 feet, more or less, to a point on the west side of East Faris Road, which point is 40 feet in a southerly direction from the joint front corner of Lots B and C; thence along the west side of said road the following courses and distances: S. 01-35 W. 60 feet to an iron pin; S. 10-55 W. 100 feet to an iron pin; S. 13-49 W. 100 feet to an iron pin; S. 18-34 W. 50 feet to an iron pin; S. 29-30 W. 30 feet to an iron pin, joint front corner of Lot D and property now or formerly of Briggs, the point of beginning.