Aug 18 3 49 PH '71

REAL ESTATE MORTGAGE PAGE 138

OLLIE FARNSWORTH
State of South Carolina, R. H. C.

County of \_\_\_Greenville\_

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

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WHEREAS, the saidStaunton Bridge Investment Co., Inc.
hereinafter called Mortgagor, in and bytts certain Note or obligation bearing
even date herewith, stand indebted, firmly held and bound unto THE CITIZENS AND SOUTHER
NATIONAL BANK OF SOUTH CAROLINA, hereinafter called Mortgagee, in the full and just princip
sum of Fifteen Thousand and No/100 Dollars (\$15,000.00
with interest thereon payable in advance from date hereof at the rate of8% per annum; the pri
cipal of said note together with interest being due and payable in (
monthly installments as follow [Monthly, Quarterly, Semi-annual or Annual]
[Monthly, Quarterly, Semi-annual or Annual] Installments as follow
Beginning on <u>September 15</u> , 19 71, and on the same day
each period thereafter, the sum of
each period thereafter, the sum of the Salite day of the Sa
and the balance of said principal sum due and payable on the 15th day of August , 19 81
The aforesaid payments are to be applied first to interest at the rate stipulated above and the balanc 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
the office of the Mortgagee inGreenville, 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 Mortgagoi 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 lot of land situate, lying and being on the North side of Arlington Avenue (formerly known as Garlington Street), of the City of Greenville, County of Greenville, State of South Carolina, being known as Lot No. 9 on plat of property of Henry T. Mills, recorded in the R. M. C. Office for Greenville County in Plat Book A, at page 459 and having, according to said plat, the following metes and bounds, to-wit:
BEGINNING at an iron pin on the North side of Arlington Avenue, at corner of a 12 foot alley, said pin also being 172 feet West from the Northwest corner of the intersection of Arlington Avenue and Memminger Street, and running thence with the North side of Arlington Avenue, N. 73-45 W. 50 feet to an iron pin; thence with the line of Lot No. 8, N. 16-15 E. 196 feet to an iron pin on the South side of a 15

foot alley; thence with the South side of said 15 foot alley, S. 73-45 E. 50 feet to an iron pin at the corner of a 15 foot and 12 foot alley; thence with the West side

of said 12 foot alley, S. 16-15 W. 196 feet to an iron pin on the North side of Arlington Avenue, the beginning corner.