

FILED GREENVILLE CO. S.C. REAL ESTATE MORTGAGE

OCT 7 3 37 PM '71 OLLIE FARNSWORTH R.M.C.

State of South Carolina, County of GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WILLIAM HUBERT McCOWN, JR. SEND GREETINGS:

WHEREAS, I the said William Hubert McCown, Jr. hereinafter called Mortgagor, in and by my 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 Seventeen Thousand Six Hundred and no/100--- Dollars (\$17,600.00), 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 (120) Number

Monthly installments as follows: (Monthly, Quarterly, Semi-annual or Annual) Beginning on November 7, 1971 and on the same day of each monthly period thereafter, the sum of Two Hundred Thirteen and 54/100---Dollars (\$213.54) and the balance of said principal sum due and payable on the 7th day of October, 1981.

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 8% 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 certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina; lying on the Northwestern side of Old Anderson Road (South Carolina State Highway 81) and being a portion of that certain tract shown and designated as Tract 4 on Plat of DIXIE FARMS, which said Plat is recorded in the RMC Office for Greenville County in Plat Book L, at Pages 3 and 5. Said parcel herein mortgaged contains one (1) acre more or less and has the following courses and distances:

BEGINNING at a point near the intersection of the said South Carolina Highway No. 81 and Hollywood Drive, thence running along Hollywood Drive, N. 31-48 W., 168.4 feet to an iron pin; thence continuing along Hollywood Drive, N. 36-50 W., 174.2 feet to an iron pin; thence running N. 49-35 E., 123 feet to an iron pin; thence following a creek, with said creek being the line with the traverse thereof being as follows: S. 47-25 E., 158 feet; S. 23-17 E., 88 feet; S. 2-51 E., 112.5 feet to an iron pin on the Northwestern side of South Carolina State Highway No. 81; thence following said Highway, S. 42-33 W., 84.3 feet to the point and place of beginning.