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OLLIE FARNSWORTH REAL ESTATE MORTGAGE  
R. M. C.

State of South Carolina,

County of GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

WHEREAS, I the said Bernard H. Titchener 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 Thirty Thousand and No/100 Dollars (\$30,000.00), 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 (120) Number One Hundred Twenty (Monthly, Quarterly, Semi-annual or Annual) monthly installments as follows:

Beginning on May 1, 19 72, and on the same day of each and every month thereafter, the sum of Three Hundred Sixty-Four and No/100 Dollars (\$364.00) and the balance of said principal sum due and payable on the 1st day of May, 1982.

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 piece, parcel or lot of land situate and lying between Congaree Road and Interstate 385 and containing 2.83 acres as shown on a plat prepared for PSI, Inc. by Enwright Associates, dated March 7, 1972 and recorded in the Office of the R.M.C. for Greenville County in Block Book 4J at Page 157 and having the following metes and bounds to-wit:

BEGINNING at an iron pin on the right-of-way of Congaree Road said point being 29.04 feet from an old nail in a bottlecap in Congaree Road and running thence from said iron pin N. 87-28 E. 205.52 feet to an iron pin on the right-of-way line of Interstate 385; thence turning and running with the right-of-way of Interstate 385, S. 44-30 E. 485.3 feet to an iron pin on the right-of-way of Interstate 385 at the center line of Pate Drive; thence turning and running with the center line of Pate Drive; S. 44-20 W. 172 feet to an iron pin; thence continuing S. 52-00 W. 104.91 feet to an iron pin at the intersection of the center line of Pate Drive and the right-of-way of Congaree Road; thence turning and running with the right-of-way of Congaree Road N. 33-07 W. 626.28 feet to the point of beginning, together with Mortgagor's right, title and interest in and to that strip of land 25 feet wide lying between the center line of Congaree Road and the northeasterly edge of the right-of-way line of said road.