

REAL ESTATE MORTGAGE

FILED
GREENVILLE CO. S. C.

State of South Carolina;

JUN 23 4 14 PM '72

County of Greenville

OLLIE FARNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

WHEREAS, _____ the said Larry D. Estridge and Diane M. Estridge, hereinafter called Mortgagor, in and by _____ a _____ 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 -----Dollars (\$30,000.00), with interest thereon payable in advance from date hereof at the rate of 7 % per annum; the principal of said note together with interest being due and payable in (119) _____

monthly

installments as follows:

[Monthly, Quarterly, Semi-annual or Annual]

Beginning on July 23, 19 72, and on the same day of each monthly period thereafter, the sum of Two Hundred Thirty-Two & 59/100 -----Dollars (\$ 232.59) and the balance of said principal sum due and payable on the 23rd day of June, 19 82.

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 7 % 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 in Greenville County, South Carolina on the southwestern corner of Setfair Lane and Howell Circle near the City of Greenville being shown as Lot No. 44 on a plat of Section II of Spring Forest recorded in Plat Book BBB at Page 34 and described as follows:

BEGINNING at an iron pin at the southwestern corner of Setfair Lane and Howell Circle and running thence with the western side of Howell Circle S. 11-19 E. 105 feet to an iron pin at the corner of Lot No. 45; thence with the line of said lot, S. 78-41 W. 110 feet to an iron pin at the corner of Lot No. 43; thence with the line of said lot N. 47-31 W. 110.2 feet to an iron pin on Setfair Lane; thence with the curve of the southern side of Setfair Lane the chords of which are N. 56-17 E. 80 feet and N. 70-53 E. 76.8 feet to an iron pin at the corner of Howell Circle, thence with the curve of the intersection the chord of which is S. 56-19 E. 35.35 feet to the beginning corner.

This lot is conveyed subject to restrictions recorded in Deed Book 772 at Page 225.