

ELIZABETH RIDDLE
R.M.C.

REAL ESTATE MORTGAGE

State of South Carolina,

County of GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

I, GEORGE COPELAND

WHEREAS, I GEORGE COPELAND the said GEORGE COPELAND 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 FIFTEEN-THOUSAND AND NO/100 Dollars (\$15,000.00), with interest thereon payable in advance from date hereof at the rate of 4.48 % per annum; the principal of said note together with interest being due and payable in (55) Fifty-Five Number monthly (Monthly, Quarterly, Semi-annual or Annual) installments as follows:

Beginning on April 23, 1973, and on the same day of each monthly period thereafter, the sum of Three-Hundred-Thirty-Seven & Eighty-Three/100 Dollars (\$337.83) and the balance of said principal sum due and payable on the 5th day of April, 1978.

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 certain piece, parcel or lot of land, with all improvements thereon, or to be constructed thereon, situated, lying and being in the State of South Carolina, County of Greenville, in Chick Springs Township, located about two miles north from Taylors, South Carolina, lying on the south side of a road that leads from the St. Mark Road, to the Old Reid Schobl Community, bounded on the north by said road, on the east and south by Bertha Ferguson Estate lands, and on the south and west by the J. W. Greer Estate lands, being shown on a plat made for George Copeland by C.C. Jones, C.E., dated August 30, 1960, and having the following courses and distances:

BEGINNING at an iron pin on the south side of said road, said road being shown as "Chick Springs Road" on said plat, and runs thence with the line of the Ferguson property, S. 16-20 W. 475.6 feet to an iron pin on the Greer line; thence with the line of the J.W. Greer land, N. 22-55 W. 582 feet to an iron pin on the north side of said road; thence with the margin of said road, S. 73-11 E. 100 feet to an iron pin; and thence S. 65-06 E. 268.5 to the beginning corner, and containing 2.00 acres, more or less; being the same land conveyed to the Grantor herein by Louise Downs Russell by deed dated September 20, 1960 and recorded in the R.M.C. Office for Greenville County in Deed Book 659, at page 546.

104-111-Real Estate Mortgage This is a second mortgage, junior in lien to the first mortgage held by the First Federal Savings & Loan Association, Greenville South Carolina duly recorded in Mortgage Deed Book 891, at page 282, located in the R.M.C. Office for Greenville County, South Carolina.