

REGULATION NO. 22
COMPLIED WITH

REAL ESTATE MONTHLY INSTALLMENT MORTGAGE

BOOK 1267 PAGE 277

State of South Carolina,

County of GREENVILLE

FILED
GREENVILLE CO. S. C.

FEB 20 3 27 PM '73

DONNIE S. TANKERSLEY
R.H.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

WHEREAS, I, WE THE SAID Helen B. McElwee

HEREINAFTER CALLED MORTGAGOR, IN AND BY MY, OUR CERTAIN NOTE OR OBLIGATION BEARING
EVEN DATE HEREWITH, STAND INDEBTED, FIRMLY HELD AND BOUND UNTO THE CITIZENS AND
SOUTHERN NATIONAL BANK OF SOUTH CAROLINA, Greenville, S. C., HEREINAFTER
CALLED MORTGAGEE, THE SUM OF Twenty One Thousand Seven Hundred Fifteen and 68/100
----- DOLLARS (\$ 21,715.68); REPRESENTING \$ 15,214.97 OF PRINCIPAL
AND \$ 6,500.71 OF INTEREST, BEING DUE AND PAYABLE IN EQUAL MONTHLY INSTALLMENTS
OF \$ 258.52, COMMENCING ON THE 19th DAY OF March, 19 73,
AND ON THE SAME DATE OF EACH SUCCESSIVE MONTH THEREAFTER.

Said note provides that past due principal and/or interest shall bear interest at the rate of seven (7%) per cent per annum 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 at 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, being known and designated as Lot No. 245 of a subdivision known as Gower Estates Map B, according to a plat thereof prepared by R. K. Campbell, R. L. S., and recorded in the RMC Office for Greenville County in Plat Book XX at Pages 36 and 37 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Buckingham Road at the joint front corner of lots 245 and 246; thence along the joint line of said lots, S. 64-02 E., 176.9 feet to an iron pin on the rear line of lot 272; thence along the rear line of Lot 272, N. 29-14 E., 28 feet to an iron pin; thence continuing with the rear line of lot 272 and along the rear line of lot 273, N. 13-19 E., 100 feet to an iron pin at the joint rear corner of Lots 244 and 245; thence with the joint line of said lots N. 76-41 W., 175 feet to an iron pin on the eastern side of said Buckingham Road, joint front corner of Lots 245 and 244; thence with the eastern side of said Buckingham Road, S. 13-19 W., 21.8 feet to an iron pin; thence continuing still with the eastern side of said Buckingham Road, S. 17-27 W., 66.6 feet to the point of beginning.

This mortgage is junior in lien only to that certain mortgage heretofore given to Fidelity Federal Savings & Loan Association in the original amount of \$21,500.00 and recorded in the R. M. C. Office for Greenville County in Mortgage Volume 1175 at Page 118.