

MORTGAGE ON REAL ESTATE
REGISTRATION
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GREENVILLE, CO. S. C.

BOOK 1267 PAGE 489

Office of W. H. Beeson, Register & Parham, F.A. Greenville, S. C.

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DONNIE S. TANKERSLEY
R.H.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JAMES C. PARHAM, JR. and MARGARET ANN PARHAM
(hereinafter referred to as Mortgagor) SEND (S) GREETING:

The Citizens & Southern National

WHEREAS, the Mortgagor is well and truly indebted unto / Bank of South Carolina
(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith,
the terms of which are incorporated herein by reference, in the sum of

Forty Thousand and no/100 DOLLARS (\$ 40,000.00)

payable in 144 monthly payments over a period of 12 years as follows:

143 monthly payments of \$310.20 each, including interest at the rate of 7% per annum, the 144th payment to include the balance at maturity.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its heirs, successors and assigns the following described piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon:

ALL that certain piece, parcel or lot of land, with buildings and improvements thereon, situate, lying and being on the northeast side of Sylvan Way in the City of Greenville, South Carolina, shown as lots 85, 86, 87, 88 and a portion of 89 on plat of Marshall Forest, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book H, at Pages 133 and 134 and being more particularly described with reference to said plat as follows:

BEGINNING at an iron pin on the northeast side of Sylvan Way, said pin being at joint front corner of lots 84 and 85 and running along the northeast side of Sylvan Way, N. 37-35 W. 25.2 feet to an iron pin, joint front corner of lots 85 and 86; thence continuing along the northeast side of Sylvan Way, N. 39-25 W. 95.44 feet to an iron pin in the front line of lot 89; thence turning and running through the northwesterly portion of lot 89, N. 45-20 E. 199.3 feet to an iron pin in the rear line of lot 89 on the southwest side of a 10' reservation for pipes and poles; thence along the southwest side of said 10' strip, S. 54-40 E. 121.87 feet to an iron pin, joint rear corner of lots 84 and 85; thence along the joint line of said lots S. 45-20 W. 232.7 feet to the point of beginning.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.