

REGULATION NO. 22
COMPLIED WITH

REAL ESTATE MONTHLY INSTALLMENT MORTGAGE

BOOK 1274 PAGE 246

State of South Carolina,

County of Greenville

GREENVILLE CO. S. C.

MAY 29 1973

DONNIE S. TARKERSLEY
R.H.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

WHEREAS, I, WE THE SAID Clarence Banks,
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 Seven Thousand Seven Hundred Fifty Three
& 80/100 DOLLARS (\$ 7,753.80), REPRESENTING \$ 5,964.15 OF PRINCIPAL
AND \$ 1,789.65 OF INTEREST, BEING DUE AND PAYABLE IN EQUAL MONTHLY INSTALLMENTS
OF \$ 129.23, COMMENCING ON THE 15th DAY OF May, 1973,
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 certain piece, parcel or tract of land with the buildings and improvements thereon, lying and being on the southwest side of Edgemont Road (sometimes referred to as Edgemont Avenue Extension), County and State aforesaid, and being a portion of tract 21 of the Riverside Farms Subdivision as shown by plat made by P. H. Foster, Surveyor, August 1907, said plat being recorded in the RMC Office for Greenville County in Plat Book K at Pages 100-103 and more particularly described as follows:

BEGINNING at an iron pin on the southwest side of Edgemont Road, at the corner of Tract 22 shown on said plat and running thence along line of said Lot 22 S. 57-W 572 feet, to iron pin; thence S. 56-09 E. 75 feet to iron pin; thence N. 57 E. 572 feet, more or less to iron pin on the southwest side of Edgemont Road; thence along said Edgemont Road in a northwesterly direction 75 feet, more or less to the point of beginning.

This is the same property conveyed to the the Mortgagor by deed of Ella Banks, dated July 12, 1943, recorded the RMC Office for Greenville, S.C. in Deed Book 260, Page 161.