

REAL ESTATE MORTGAGE

BOOK 1307 PAGE 500

State of South Carolina,

County of Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

WHEREAS, WE the said William D. and Dorothy E. Sosby hereinafter called Mortgagor, in and by 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 hereinafter called Mortgagee, in the full and just principal sum of Ten Thousand Six Hundred Fifty Nine & 60/100 Dollars (\$ 10,659.60), with interest thereon payable in advance from date hereof at the rate of 11.50% per annum; the principal of said note together with interest being due and payable in (60) Sixty Monthly installments as follows:

Beginning on May, 1974, and on the same day of each Successive Month period thereafter, the sum of One Hundred Seventy Seven & 66/100 Dollars (\$ 177.66) and the balance of said principal sum due and payable on the day of , 19 .

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.

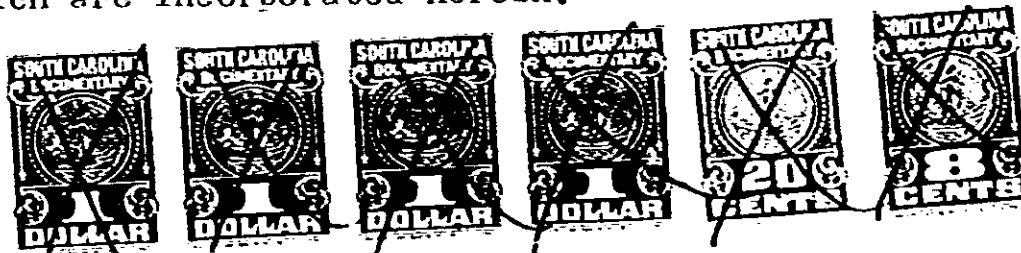
Said note provides that past due principal and/or interest shall bear interest at the rate of 11.50% per annum, or if left blank, at the maximum legal rate in South Carolina, as reference being had to said note will more fully appear; default in any payment of either principal or interest to render the 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:

BEGINNING at an iron pin on the northerly side of Edwards Road, joint front corner of Lot 39 and the property conveyed herein, and running thence N. 5-20 W. 190 feet to an iron pin; thence N. 4-20 W. 50 feet to an iron pin; thence N. 88-25 E. 134.4 feet to an iron pin, corner of property retained by Grantors; thence with the joint line of the property conveyed herein and property retained by Grantors S. 7-20 E. 230.9 feet to an iron pin on the northerly side of Edwards Road; thence along the northerly side of Edwards Road, S. 64-30 W. 142.6 feet to the point of beginning.

Also, and together with an easement across Lot 40-A of said Addition and Revision of Sector I, Botany Woods, and across the remaining portion of said Lot 40 of said Addition and Revision of Sector I, Botany Woods not conveyed herein for the purpose of the sewer line serving the property conveyed herein with a right of access to maintain, operate and repair said sewer line and with all other rights with respect to said line as are conveyed to Grantors by Botany Woods, Inc. by easement recorded in Deed Book 746, at page 461, the provisions of which are incorporated herein.



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