

REAL ESTATE MORTGAGE

State of South Carolina,

County of Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

WHEREAS, We the said Charles F. Walden and Sally K. Walden, 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 Sixty-Two Thousand and No/100 Dollars (\$62,000.00) with interest thereon payable in advance from date hereof at the rate of 8.00 % per annum/ the principal of said note together with interest being due and payable/ as more particularly set forth in the promissory note of even date herewith which this mortgage

Number 19 and on the same day of each period thereafter, the sum of Dollars (\$ and the balance of said principal sum due and payable on the 1st day of November, 1994.

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 piece, parcel or lot of land situate, lying and being on the eastern side of Sugarberry Drive near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 12 as shown on a plat of Dove Tree Subdivision, recorded in the R. M. C. Office for Greenville County, South Carolina in Plat Book 4-X at pages 21, 22 and 23, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the eastern side of Sugarberry Drive at the joint front corner of Lots Nos. 11 and 12, and running thence with the line of Lot No. 11 S. 76-05 E. 160.0 feet to an iron pin in the subdivision property line; thence with the said subdivision property line N. 13-55 E. 125.0 feet to an iron pin at the joint rear corner of Lots Nos. 12 and 13; thence with the line of Lot No. 13 N. 76-05 W. 160.0 feet to an iron pin on the eastern side of Sugarberry Drive; thence with the eastern side of said Sugarberry Drive S. 13-55 W. 125.0 feet to the point of beginning.

This is the identical property conveyed to the mortgagors herein by deed of Dove Tree Realty, A Partnership, dated February

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