

GREENVILLE CO. S. C.
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DONNE S. TANKERSLEY
RECORD

MORTGAGE OF REAL ESTATE - Offices of HILL, JAMES HONG, FORE, & WYATT, Attorneys at Law, 100 Williams St. Greenville, S. C.

BOOK 1323 PAGE 341

STATE OF SOUTH CAROLINA,
County of Greenville

To All Whom These Presents May Concern:

WHEREAS, J.E. Chambers

hereinafter called the mortgagor(s), is (are) well and truly indebted to Lewis H. Kastner
hereinafter called the mortgagee(s).

in the full and just sum of Twenty-four Thousand Five Hundred and No/100-----

Dollars, in and by a certain promissory note in writing of even date herewith, due and payable as follows:

As shown on note of even date,

with interest from date at the rate of 7 3/4 per centum per annum until paid;
interest to be computed and paid in advance/annually and if unpaid when due to bear interest at the same
rate as principal until paid, and the mortgagor(s) has (have) further promised and agreed to pay ten per cent
of the whole amount due for attorney's fee, if said note be collected by an attorney or through legal
proceedings of any kind, reference being thereunto had will more fully appear.

NOW, KNOW ALL MEN, That the said mortgagor(s) in consideration of the said debt and sum of
money aforesaid, and for the better securing the payment thereof, according to the terms of the said note,
and also in consideration of the further sum of Three Dollars, to the mortgagor(s) in hand well and truly
paid 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(s) the following described real property:

ALL that certain piece, parcel or lot of land, situate, lying and being in the State of
South Carolina, in the County of Greenville, on Hill Crest Drive, being shown and
designated as Lots Nos. 13, 14, and 15 on a plat entitled "Revised Map Lots 13 through
27 and 32 through 46 of C. O. Berry Property--Property of W.H. Moore", which plat is
recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book Y at
Page 18B and having metes and bounds as shown thereon.

The mortgagee agrees to release the within described property from the lien of this
mortgage provided the mortgagor deposit a sum equivalent to the unpaid principal
balance due on the debt secured hereby in a federally insured savings and loan association
account in the name of Ronnie J. Winegard, Trustee for J. E. Chambers; and all sums so
deposited shall constitute substitute collateral for the property released. The
mortgagee shall have the security interest in said savings account only and shall not
be entitled to receive any funds or interest from said account except according to
the installment due dates of the debt secured by this mortgage. The Trustee is authorized
to use said funds for the payment of the debt secured hereby only in accordance with this
instrument and the note which it secures.

THIS IS A PURCHASE MONEY MORTGAGE



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