

REAL ESTATE MORTGAGE

State of South Carolina,

1337 153

County of Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

WHEREAS, I the said Jean V. Coleray hereinafter called Mortgagor, in and by my 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 Five thousand Dollars (\$ 5,000.00), with interest thereon payable in advance from date hereof at the rate of 11.75 % per annum; the principal of said note together with interest being due and payable in ( 60 )

monthly installments as follows:

Beginning on ~~on or before the last day of~~ May 15th, 19 75, and on the same day of each monthly period thereafter, the sum of One hundred ten & 90/100 Dollars (\$ 110.90) and the balance of said principal sum due and payable on the 15th day of May, 19 80.

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

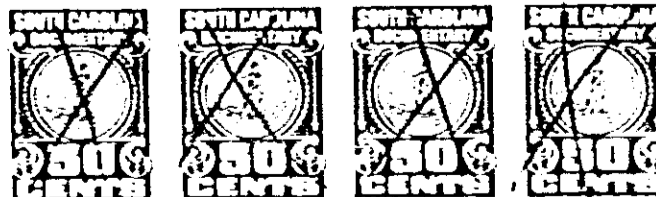
the office of the Mortgagee in Greenville, South Carolina, or at such other place as the holder hereof may from time to time designate in writing.

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 lot of land in the State of South Carolina, County of Greenville, located on the southeasterly side of Staunton Bridge Road and being known and designated as Lot No. 26 on a Plat of Staunton Court recorde in Plat Book PPP at page 41 and having such metes and bounds as appear by reference to said plat. This is the identical property conveyed to the grantor by deed of Walter B. Meaders recorded in Deed Book 820, at page 60, in the RMC Office for Greenville County. The Grantee assumes and agrees to pay the balances on the following three mortgages: Balance due on mortgages \$13,253.25.

- 1. Mortgage recorded in Book 1058 at page 23 in the original amount of \$15,000.00, held by Carolina National Mortgage Investment Company.
- 2. Mortgage recorded in Book 1092 at page 214 in the original amount of \$4,158.84 now held by Empire Acceptance Company, Inc.
- 3. Mortgage recorded in Book 1115 at page 351 in the original amount of \$1,046.50 held by Walter B. Meaders.

This deed is made subject to recorded restrictions and easements which may appear of record on the recorded plat.



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