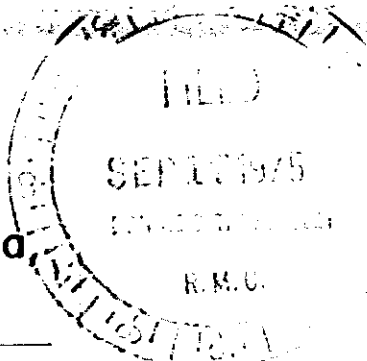


REAL ESTATE MORTGAGE



State of South Carolina

County of GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

WHEREAS, we the said Thomas D. and Lillie C. Hunt 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 Four Thousand Four and 64/100 Dollars (\$ 4,004.64 ), 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 ( 48 ) Number

monthly [Monthly, Quarterly, Semiannual or Annual] installments as follows: Beginning on October 31, 1975, and on the same day of each successive monthly period thereafter, the sum of - - - - -One Hundred Nine and 23/100- - - - - Dollars (\$ 109.23 ) 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 % 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:

Thomas D. Hunt and Lillie C. Hunt, their heirs and assigns, forever: All that lot of land in Greenville County, South Carolina, in the City of Greenville, being shown as Lot 26 on plat of Estate of D.T. Smith recorded in Plat Book H, pages 279, in the RMC Office for Greenville County, and fronting on Mt. Vista Avenue; and having the following metes and bounds:

Beginning at an iron pin on the northern side of Mt. Vista Avenue, joint corner of Lots 26 and 30; thence along joint line of said lots, N 25-20 W 200 feet to an iron pin, joint rear corner of Lots 26, 30, 25 and 29; thence along rear line of Lot 25, S 64-40W 100 feet to an iron pin, joint rear corner of Lots 23,25,24 and 26; thence along joint line of Lots 24 and 26, S 25-20 E 200 feet to an iron pin on the northern side of Mt. Vista Avenue; thence with said Avenue, N 64-40 E 100 feet to the point of beginning.

DERIVATION: This is the same property conveyed to Maura Alice Grimwood by deed recorded in Book 211, page 231. Maura B. Grimwood (same person as Maura Alice Grimwood) died testate on November 9, 1959, and by her will filed in Apt. 718, file 25, in the Office of Probate Court of Greenville County conveyed her on-half remaining interest in the property to A. J. Grimwood. She had previously conveyed one-half interest to said grantor by deed recorded in Book 216, page 247.

This peroperty is conveyed subject to restrictions, easements and rights of way of 104-111-Real Estate Mortgage record affecting said property.

RECORDED

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