

BOOK 1352 PAGE 594

REAL ESTATE MORTGAGE

State of South Carolina,

County of GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Emile DeCandt, Sr. and Cathryn T. DeCandt

SEND GREETINGS:

WHEREAS, We the said Emile DeCandt, Sr. and Cathryn T. DeCandt, 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 Five Thousand and 00/100 Dollars (\$ 5,000.00), with interest thereon payable in advance from date hereof at the rate of 12.82 % per annum; the principal of said note together with interest being due and payable in (36) Thirty-Six Monthly installments as follows:

Beginning on November 28, 19 75, and on the same day of each Monthly period thereafter, the sum of One Hundred Sixty-eight and 10/100 Dollars (\$ 168.10) and the balance of said principal sum due and payable on the 28th day of October, 19 78.

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

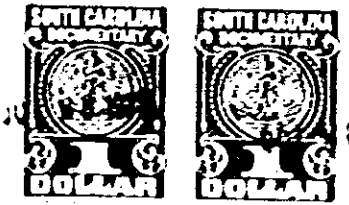
NOW, KNOW ALL MEN, that the said Mortgagor in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mortgagee according to the terms of the said Note; and also in consideration of the further sum of THREE DOLLARS, to the said Mortgagor 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 County of Greenville, State of South Carolina, being known and designated as lot No. 72 on a plat of Edwards Forest Subdivision, Section No. II, recorded in Plat Book RR at Pages 20 and 21 in the RMC Office for Greenville County, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Casselwood Street at the joint front corner of Lot No. 74 and running thence with the line of Lot No. 74 s 33-15 E 112.2 feet to an iron pin at the real corner of Lot No. 73; thence with the line of Lot No. 73 S 67-28 W 218.2 feet to an iron pin on the east side of Silent Light Drive; thence with the eastern side of said Drive and Casselwood Street, N 22-32 W 170.1 feet with the curve of said corner, the chord of which is N 22-06 E 35.5 feet to an iron pin on the south side of Casselwood Street the following courses and distances: N 66-45 E 42.1 feet; S 88-45 E 95.1 feet; thence S 64-15 E 50 feet; S 66-0 E 14.8 feet to the beginning corner.

This property is conveyed subject to easements, restrictions, and rights of way of record, and on the ground, which affect said property.

This is the same property conveyed to Grantor by deed recorded in Deed Book 922 at Page 626 in the RMC Office for Greenville County.



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