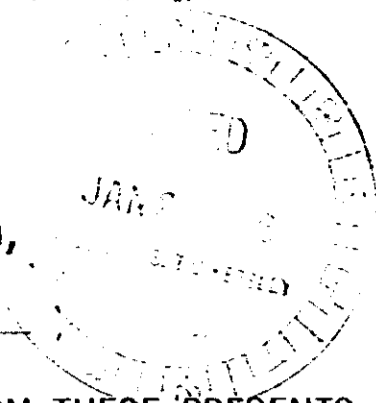


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REAL ESTATE MORTGAGE

State of South Carolina,

County of Greenville



TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

WHEREAS, we the said James O. Farnsworth & Elizabeth E. Farnsworth hereinafter called Mortgagor, in and by 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 12.31 % per annum; the principal of said note together with interest being due and payable in ( 60 ) Sixty

Monthly installments as follows: Beginning on February, 31 19 76, and on the same day of each monthly period thereafter, the sum of Six Thousand Seven Hundred Eighty and 60/100 Dollars (\$ 6,780.60 ) and the balance of said principal sum due and payable on the 31st day of February, 19 76

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 certain piece, parcel or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville in the City of Greenville, on the Southern side of Whitsett Street, being shown and designated as Lot E on a Plat Property of Parrish and Gower, made by J. T. Lawrence, Surveyor, dated January 22, 1908, and recorded in the RMC Office for Greenville County, S.C., in Plat Book "C", page 41, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the Southern side of Whitsett Street approximately 221' 3" West of the intersection of Whitsett Street with Carolina Avenue at corner of Lot D and running thence with the Southern side of Whitsett Street, S. 76-45 W., 55' 5" to an iron pin at corner of property now or formerly owned by Richardson; thence with the line of said lot, S. 15 E., 126' 1" to an iron pin on the Northern side of a 10-foot alley; thence with the Northern side of said 10-foot alley, N. 76-45 E., 55' 5" to an iron pin at the joint rear corner Lots D and E; thence with the common line of said lots, N. 15 W., 126' 1" to an iron pin on the Southern side of Whitsett Street, the beginning corner.

The above property is the same conveyed to the Grantors herein by deed of Lucienne B. Vincart recorded in Deed Book 900, page 403, and is hereby conveyed subject to rights of way, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.



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