

State of South Carolina,

BOOK 1359 PAGE 94

County of Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

WHEREAS, We the said Esten B. Leinster, Jr., and Carolyn Y. Leinster 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 Six thousand six dollars and ninety-four cents, Dollars (\$6006.94), 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 (60) sixty Number

Monthly[Monthly, Quarterly, Semiannual or Annual]

installments as follows:

Beginning on the last day of February, 1976, and on the same day of each monthly period thereafter period thereafter, the sum of One hundred thirty-two dollars and 59/100... Dollars (\$132.59) and the balance of said principal sum due and payable on the 31st day of January, 1981

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 11.50% 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 tract of land in Butler Township, County of Greenville, State of South Carolina, on the west side of Richbourg Road and having according to a plat entitled Property of Burgess Goodbrad dated January 5, 1973, revised March 15, 1973, and July 30, 1973 made by Campbell & Clarkson, Surveyors, Inc., recorded in the RMC Office for Greenville, S.C. in Plat Book 5-A, Page 123, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the west side of Richbourg Road at a point at the joint front corner of other property of the Grantor and the property herein being conveyed, which point is 432.1 feet, more or less north of Mimosa Drive and running thence along the west side of Richbourg Road N. 16-30 W. 306.25 feet to an iron pin; thence S. 67-21 W. 228.6 feet to an iron pin; thence S. 22-40 E. 270.4 feet to an iron pin; thence along the line of other property of the Grantor N. 77-14 E. 198.7 feet to an iron pin on the west side of Richbourg Road, the beginning corner.

This is a portion of the same property conveyed to Burgess Goodbrad by deed of R. E. Vaughn and T.C. Vaughn, dated May 20, 1953, recorded in the RMC Office for Greenville, S. C. in Deed Book 478, Page 512. The said Burgess Goodbrad died testate April 4, 1969 and by his will on file in the Office of Probate Court for Greenville County, S.C. in Apt. 1078, File 19 A, the above property was devised to his wife, LaVerne B. Goodbrad. The said LaVerne B. Goodbrad has since remarried and her present name is LaVerne B. Pichler.