

FILED

REAL ESTATE MORTGAGE

State of South Carolina,

BOOK 1359 PAGE 97

County of Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

WHEREAS, We the said Charles N. and Peggy I. Groce,
 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 Three thousand four hundred forty and 16/100 Dollars (\$ 3,440.16),
 with interest thereon payable in advance from date hereof at the rate of 7 % per annum; the prin-
 cipal of said note together with interest being due and payable in (36 mo. thirty six monthly
Number

installments as follows:

(Monthly, Quarterly, Semi-annual or Annual)
 Beginning on February 15, 1976, and on the same day of
 each month period thereafter, the sum of
Ninety five and 56/100 Dollars (\$ 95.56)

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 7 % 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 the buildings and improvements thereon situate, lying, and being in the County of Greenville, State of South Carolina, on the Northeastern side of Hale Drive, shown as Lot No. 44, and the Southeastern one-half of Lot No. 42, Block B, of a plat of Pinehurst, recorded in the RMC Office for Greenville County, S. C., in Plat Book S, Page 77, and being further described according to a recent survey by J. C. Hill, R.L.S., dated April 2, 1963, as follows:

Beginning at an iron pin on the Northeastern side of Hale Drive at the joint front corner of Lots Nos. 44 and 46, and running thence along the line of Lot No. 46, N. 62-23 E., 129.6 feet to an iron pin at the corner of Lot No. 43; thence along the line of Lots Nos. 43 and 41, N. 27-37 W., 90 feet to an iron pin in the center of the rear line of Lot No. 41, thence in a line through Lot No. 42, S. 62-23 W., 130.8 feet to an iron pin on the Northeastern side of Hale Drive; thence along the Northeastern side of Hale Drive, S. 28-27 E., 90 feet to the beginning corner.

Grantees assume and agree to pay that mortgage given by R.E. Bowles and Margaret D. Bowles to General Mortgage Co., dated April 8, 1963, recorded in the RMC Office for Greenville County, S. C. in Mortgage Book 918, Page 171, in the original amount of \$14,050.00 on which there remains a principal balance of \$13,984.65.

This being the same property conveyed to the Grantors by deed of W. Lewis Stover, dated April 8, 1963, recorded in the RMC Office for Greenville County, S. C., in Deed Book 720, Page 57.



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