



1559 786

REAL ESTATE MORTGAGE

State of South Carolina

County of Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

WHEREAS, we the said Floyd M. Pace & Pauline S. Pace, 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 Thirteen Thousand Ten and 74/100 Dollars (\$ 13,010.74), with interest thereon payable in advance from date hereof at the rate of 10.50 % per annum; the principal of said note together with interest being due and payable in (96) Number

monthly installments as follows: (Monthly, Quarterly, Semi-annual or Annual)  
Beginning on February, 19 76, and on the same day of each monthly period thereafter, the sum of Two Hundred One and 40/100 Dollars (\$ 201.40)

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, situate lying and being in the State of South Carolina, County of Greenville, in Paris Mountain Township, near Berea, being known and designated as Lot No. 30 of a subdivision known as College Park as shown on plat thereof prepared by Piedmont Engineering Service, June, 1959, and recorded in the R.M.C. Office for Greenville County in Plat Book QQ at Page 101, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the western side of Colgate Avenue, joint front corner of Lots Nos. 29 and 30, and running thence along the western side of Colgate Avenue, S. 36-12 E. 290.5 feet to an iron pin; thence N. 84-30 W. 292.4 feet to an iron pin at the rear corner of Lot No. 29; thence along the line of that lot, N. 29-54 E. 239.6 feet to the beginning corner; being the same conveyed to us by H. Z. Jones by his deed dated November 5, 1962 and recorded in the R.M.C. Office for Greenville County in Deed Vol. 710 at Page 438.

As a part of the consideration for this conveyance, the grantees expressly assume and agree to pay the balance due on the certain note and mortgage, in the original sum \$16,800.00 executed by the grantors to the First Federal Savings and Loan Association of Greenville and recorded in the R.M.C. Office for Greenville County in Mortgage Book 917 at Page 86, the balance due thereon being the sum of \$16,400.00 as of this date.



0786  
4328 RV-25