

FILED
MAY 27 1976
SOUTH CAROLINA

REAL ESTATE MORTGAGE

BOOK 1388 PAGE 706

State of South Carolina,

County of Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

WHEREAS, we James A. Poore and Margaret T. Poore the said 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 four thousand one hundred thirty-one and 18/100 Dollars (\$4131.18), with interest thereon payable in advance from date hereof at the rate of 12.00 % per annum; the principal of said note together with interest being due and payable in (60) sixty monthly installments as follows:

Beginning on June 31, 1976, and on the same day of each monthly period thereafter, the sum of ninety-six and sixty-five one-hundredths Dollars (\$96.65) and the balance of said principal sum due and payable on the 31 day of May, 1981

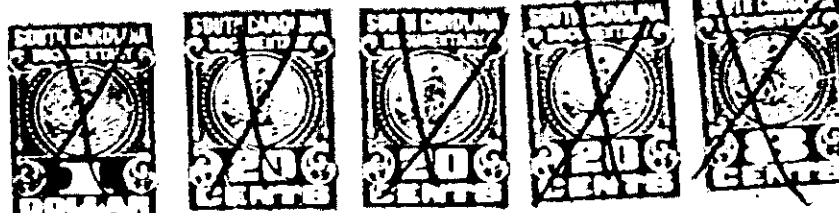
The aforesaid payments are to be applied first to interest at the rate stipulated above and the balance on account of unpaid principal. Provided, that upon the sale, assignment, transfer or assumption of this mortgage to or by a third party without the written consent of the Bank, the entire unpaid balance 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 12.00 % 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 piece, parcel or lot of land, together with buildings and improvements now or hereafter constructed thereon, situate, lying and being on the northwestern side of Georgia Street Extension in the corporate limits of the town of Fountain Inn, Greenville County, South Carolina, being shown and designated on a plat of the property of James A. and Margaret Poore made by John E. Woods, Surveyor, dated August 5, 1971, recorded in the RMC office for Greenville County, South Carolina in Plat Book 4L, page 55, and having according to said plat, the following metes and bounds, to-wit:

Beginning at a point in or near the center of Georgia Street Extension at the corner of property owned by J.C. Templeton and running thence along the center of Georgia Street Extension, S. 70-03 W., 97 feet to a point in the center of said road; thence along the line of property now or formerly owned by Smith, Edwards and Drummond, N. 24 W., 194.5 feet to an iron pin at the corner of property now or formerly owned by O.B. Givens, et al; thence with the line of said property, N. 66-E., 99.22 feet to an iron pin at the corner of property of J.C. Templeton; thence along Templeton, S. 23-16 E., 201.4 feet to the point of beginning.



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