

REAL ESTATE MONTHLY INSTALLMENT MORTGAGE

BOOK 1378 PAGE 286

State of South Carolina,

County of Greenville



TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

Whereas, I, we the said Alan M. Peabody & Esther L. S. Peabody

hereinafter called Mortgagor, in and by my, 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, Greenville, S. C., hereinafter called Mortgagee, the sum of \$10,049.04 plus interest as stated in the note or obligation, being due and payable in 72 equal monthly installments commencing on the 31st. day of September, 1976, and on the same date of each successive month thereafter.

Said note provides that past due principal and/or interest shall bear interest at the rate of seven (7%) per cent per annum 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 at 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 situate, lying and being in Greenville County, South Carolina, being shown and designated as Lot 7 on plat of Isbell Heights recorded in the R. M. C. Office for Greenville County in Plat Book XX at Page 167, and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of Isbell Court, joint front corner of lots 7 and 8 and running thence with the common line of said lots, S. 65-37 E., 161.9 feet to an iron pin; thence N. 32-31 E., 107 feet to an iron pin; thence N. 2-20 W., 39.3 feet to an iron pin; thence N. 37-23 W., 230 feet to an iron pin; thence S. 24-20 W., 198-95 feet to an iron pin on the eastern side of Isbell Court; thence with curve of Isbell Court, the chords of which are S. 36-22 E., 36.6 feet and S. 7-40 W., 37.1 feet, to the point of beginning.

This conveyance is subject to all restrictions, set back lines, roadways, easements, and rights-of-way, if any, appearing of record, on the premises or on the recorded plat, which affect the property hereinabove described.

This being the same piece of property which was conveyed to Alan M. Peabody & Esther L.S. Peabody by Zora H. Jenkins on December 6, 1973, and recorded in the Greenville County Clerk's Office on December 10, 1973 in Deed Book 990 at Page 225.

Mortgagee's Address: C & S National Bank, P. O. Box 1449, Greenville, S.C.



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