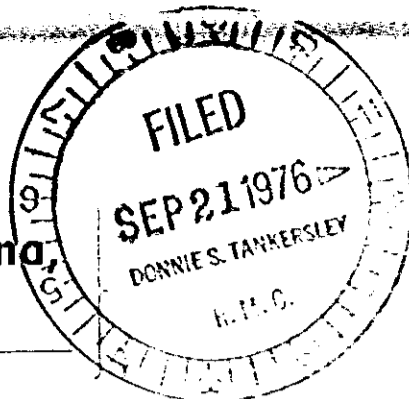


State of South Carolina

County of Greenville



REAL ESTATE MORTGAGE

BOOK 1378 PAGE 303

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

WHEREAS, we the said Timothy T. Wells and Sue M. Wells, hereinafter called Mortgagor, in and by this 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 one thousand five hundred five dollars and 14/100 Dollars (\$1,505.14), with interest thereon payable in advance from date hereof at the rate of 10 1/2% per annum; the principal of said note together with interest being due and payable in (48) forty-eight Number

Monthly installments as follows:

[Monthly, Quarterly, Semi-annual or Annual]

Beginning on October 20, 1976, and on the same day of each monthly period thereafter, the sum of forty-one dollars and 34/100 Dollars (\$41.34) and the balance of said principal sum due and payable on the 20 day of September, 1980.

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% 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 located in the County of Greenville, State of South Carolina and lying and being on the southern side of Piedmont Golf Course Road and being known and designated as Lot 168 according to a plat entitled Chesterfield Estates, Section I, by Heaner Engineering Co., Inc. dated February 26, 1974 and recorded in the RMC Office for Greenville County in Plat Book 5E at Page 51 and being more particularly described according to a more recent plat entitled Property of Timothy T. Wells and Sue M. Wells, said plat being dated May 23, 1975.

This being the same piece of property which was conveyed to Timothy T. Wells and Sue M. Wells by the Westminster Company on June 4, 1975, and recorded in the Greenville County Clerk's Office on June 4, 1975, in Deed Book 1019 at page 356.

Mortgagee's Address: The Citizens and Southern National Bank of South Carolina, P.O. Box 1449, Greenville, South Carolina. 29602



0.303

4328 RV-2