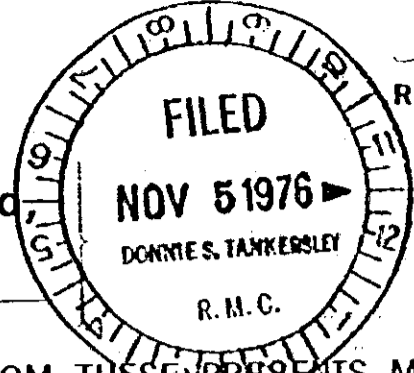


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REAL ESTATE MORTGAGE

State of South Carolina

BOOK 1382 PAGE 383

County of Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

WHEREAS, we the said Richard F. and Caryl D. Osborne hereinafter called Mortgagor, in and by their 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 Forty-Six and 24/100 Dollars (\$3,046.24), with interest thereon payable in advance from date hereof at the rate of 12.42% per annum; the principal of said note together with interest being due and payable in (36) Thirty-Six

Monthly installments as follows: Beginning on December 31, 1976, and on the same day of each Monthly period thereafter, the sum of One Hundred Two and 99/100 Dollars (\$102.99) 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 % 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 the City of Mauldin, being known and designated as Lot 25 on a plat of "Addition to Knollwood Heights" dated June 2, 1966, prepared by Piedmont Engineers & Architects and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book PPP at Page 6, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the southeastern edge of Edgewood Drive, the joint front corner of Lots 24 and 25, and running thence along a line of Lot 24, S. 46-55 E. 166.4 feet to a point; thence along a line of Lot 38, S. 26-55 W. 20 feet to a point; thence along a line of Lot 33, S. 46-42 W. 89.6 feet to a point; thence along a line of Lot 26, N. 47-27 W. 165.0 feet to a point on the southeastern edge of Edgewood Drive; thence along the southeastern edge of Edgewood Drive, N. 42-33 E. 110.0 feet to the beginning corner; being the same conveyed to me by The Carolina Land Company by deed recorded in the R.M. C. Office for Greenville County.

This is the same property conveyed to ~~EMMA~~ Caryl D. Osborne by David W. Wayner on August 31, 1967 and recorded in Deed Book 827 at apge 33

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

7109 DV SC 300 M



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