



REAL ESTATE MORTGAGE

State of South Carolina

BOOK 1385 PAGE 275

County of Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

WHEREAS, We the said Martin Dendy Lawless, Jr. and Cynthia B. Lawless 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 Six Thousand Forty Seven and 44/100 Dollars (\$ 6,047.44), with interest thereon payable in advance from date hereof at the rate of 12.75 % per annum; the principal of said note together with interest being due and payable in (72) Number

monthly installments as follows:

[Monthly, Quarterly, Semiannual or Annual]

Beginning on December, 1976, and on the same day of each successive period thereafter, the sum of One Hundred Twenty One and 08/100 Dollars (\$ 121.08)

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 piece, parcel or lot of land, together with all buildings and improvements situate, lying and being on the Northern side of Sir Abbott Street in the City of Greenville, Greenville County, South Carolina, being shown and designated as Lot No.90 on a Plat of Sherwood Forest made by Dalton & Neves, Engineers, dated August 1951, revised through November 1962, recorded in the RMC Office for Greenville County, South Carolina in Plat Book GG, Pages 1 and 2, and having according to said Plat the following metes and bounds, to-wit: BEGINNING at an iron pin on the Northern side of Sir Abbott Street at the joint front corners of Lots Nos. 89 and 90 and running thence with the line of Lot No. 89, N. 27-14 W., 169.3 feet to an iron pin; thence N. 60-01E., 75.09 feet to an iron pin, thence with the line of Lot No. 91, S. 27-14 E., 172.9 feet to an iron pin on the Northern side of Sir Abbott Street; thence with the Northern side of Sir Abbott Street, S. 62-46W., 75 feet to an iron pin, the beginning corner. This being the same piece of property which was conveyed to Mrtin D. Lawless, Jr. by John H. Pitts on July 28, 1972 and recorded in the Greenville County Clerk's Office on July 28, 1972 in Deed Book Vol. 950 at page 304.

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



4328 RV-2

0 2 7 5 0

8 7 0 2 5 1 5 1 1

3 0 0 0 0 0