

1355 089

REAL ESTATE MORTGAGE

FILED
GREENVILLE, CO. S. C.
State of South Carolina,
DEC 23 2 56 PM '76
County of GREENVILLE DONNIE S. TANKERSLEY
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

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WHEREAS, I the said Ward S. Stone hereinafter called Mortgagor, in and by my 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 Seventy Thousand Two Hundred Forty-Two and 92/100ths Dollars (\$ 70,242.92), with interest thereon payable in advance from date hereof at the rate of 8 3/4 % per annum; the principal of said note together with interest being due and payable in (12)

monthly installments as follows:
Beginning on January 15, 19 77, and on the same day of each monthly period thereafter, the sum of One Thousand Five Hundred and No/100ths Dollars (\$ 1,500.00) and the balance of said principal sum due and payable on the 15th day of December, 19 77.

The afore-said 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, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, City of Greenville, on the eastern side of Alameda Street, being the southern portion of Lots 65 through 74 as shown on plat entitled "Property of J. H. Sitton and W. R. Crossfield" dated December, 1965, and recorded in the R.M.C. Office for Greenville County in Plat Book LLL, at page 122, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Alameda Street, which iron pin is located 209.2 feet from the southeastern corner of the intersection of Alameda Street and Hilton Street, and running thence with Alameda Street, S. 34-41 W. 170 feet more or less to a point in the center of a branch; thence with the branch as the line, the traverse of which is N. 64-17 E. 352.6 feet to a point in the center of said branch; thence leaving said branch and running thence N. 16-14 W. 122 feet more or less, to an iron pin in the eastern boundary line of Lot No. 74; thence S. 73-46 W. 208.1 feet to an iron pin; thence S. 68-00 W. 196.4 feet to an iron pin on the eastern side of Alameda Street, being the point of beginning.

(Description continued on reverse side)

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