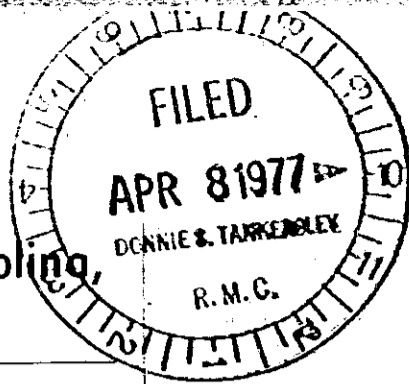


Plat Book 1029
Book 1029602



REAL ESTATE MORTGAGE

BOOK 1394 PAGE 242

State of South Carolina

County of Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

WHEREAS, we the said Aaron S. Bell and Stella J. Bell 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 two thousand three hundred seventy-two dollars Dollars (\$2,372.04), with interest thereon payable in advance from date hereof at the rate of ^{and 4/100} 12% per annum; the principal of said note together with interest being due and payable in (36) thirty-six monthly installments as follows:

Beginning on April 31, 1977, and on the same day of each monthly period thereafter, the sum of seventy-eight dollars and seventy-eight/100 Dollars (\$8.78) and the balance of said principal sum due and payable on the last day of March, 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 situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No.48 of a subdivision known as River Downs according to a plat thereof prepared by Piedmont Engineers, Architects and Planners dated July 17, 1974 and recorded in the R.M.C. Office for Greenville County in Plat Book 4-R at Pages 75 and 76 and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northwestern side of Hackney Road at the joint front corner of Lots Nos. 47 and 48 and running thence with the joint line of said Lots, N.51-41 W. 190.38 feet to an iron pin at the joint corner of Lots 47, 48, 59 and 45; thence with line of Lots 48 and 59, S. 26-03 W. 127 feet to an iron pin at the joint rear corner of Lots 48 and 49; thence with the joint of said lots, S. 54-54 W. 177.08 feet to an iron pin on the northwestern side of Hackney Road at the joint front corner of Lots 48 and 49; thence with the northwestern side of Hackney Road, N. 29-00E. 40 feet to an iron pin; thence continuing with the northwestern side of Hackney Road, N. 33-00 E. 75 feet to the point of beginning. -195-535.4-1-48

This is the same property that was conveyed from M. Walter Preston to Aaron S. Bell and Stella J. Bell on Dec. 30, 1975. Recorded in the Greenville county R.M.C. office, Book 1029 of deeds page 454 dated Dec. 30, 1975.

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

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