

C & S Bank
P.O. Box 1449
Greenville, SC 29602

FILLED
GREENVILLE CO. S. C.

REAL ESTATE MORTGAGE

State of South Carolina

BOOK 1394 PAGE 500

County of Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

WHEREAS, I the said BUD NICHOLSON
hereinafter called Mortgagor, in and by one 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 THIRTEEN THOUSAND AND NO/100 Dollars (\$ 13,000.00),
with interest thereon payable in advance from date hereof at the rate of 9 % per annum; the prin-
cipal of said note together with interest being due and payable in (84) monthly
installments as follows:

(Monthly, Quarterly, Semiannual or Annual)
Beginning on May 1, 1977, and on the same day of
each monthly period thereafter, the sum of
Two Hundred Nine and 17/100 Dollars (\$ 209.17)
and the balance of said principal sum due and payable on the 1st day of April, 1984.

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 9 %
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 pres-
ents, 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 lot of land on the Western side of Laurens Road, and
at the Southwestern corner of the intersection of Laurens Road and
Whitsett Street (sometimes called Ebaugh Avenue) in the City of Green-
ville and having according to plat made by J. C. Hill dated December
20, 1949, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the southwestern corner of the intersection
of Laurens Road and Whitsett Street and running thence along Whitsett
Street S. 34-45 W., 46.7 feet to pin in line of City Park property;
thence with the line of City Park property, N. 35-45 W., 96 feet to
iron pin on Richland creek; thence with the eastern side of Richland
creek, N. 47 E., 37.2 feet to iron pin on bridge over Richland creek;
thence with the western side of Laurens Road, S. 40 E., 85.9 feet to
iron pin, point of beginning.

Being the same property conveyed to Mortgagor herein by deed of John
Manatis, as Executof of the Estate of Costa John Manos, Et Al, dated
30 NOV. 1976, and recorded in the RMC Office for Green-
ville County, S. C., in Deed Book 1054, at Page 556.

0.500