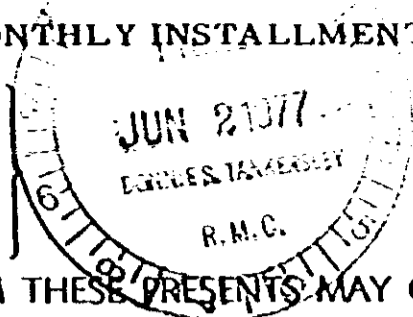


REAL ESTATE MONTHLY INSTALLMENT MORTGAGE

1399 and 872

State of South Carolina,

County of Greenville



TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

Whereas, I, we the said Arthur P. Cavanaugh, Jr. and Dolores P. Cavanaugh hereinafter called Mortgagor, in and by my, 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, Greenville, S. C., hereinafter called Mortgagee, the sum of Three Thousand & no/100-- plus interest as stated in the note or obligation, being due and payable in 60 equal monthly installments commencing on the last day of June, 19 77, and on the same date of each successive month thereafter.

Said note provides that past due principal and/or interest shall bear interest at the rate of seven (7%) per cent per annum 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 at \_\_\_\_\_, 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 situate, lying and being in the County of Greenville, State of South Carolina, on the Eastern side of Foxcroft Rd being known and designated at lot no 1 as shown on a plat of Carter's Grove prepared by Dalton & Neeve in August, 1974, and recorded in the RMC Office for Greenville County, S C in Plat Book 4R, at page 99, said plat craved for a metes and bounds description.

This property is conveyed subject to all restrictions, zoning ordinances and easements of record or on the ground affecting subject property.

This is the identical property conveyed to Grantor by deed recorded in the RMC Office for Greenville County, S C in Deed Book 1020 at page 569

As a part of the consideration herein, Grantees do hereby specifically assume and agree to pay that certain mortgage in favor of First Federal Savings and Loan Association dated June 24, 1975, in the original amount of \$43,600.00 which mortgage is of record in the RMC Office for Greenville County S C in Mortgage Book 1342, at page 885, and has an existing balance of \$40,000.00

This is the same property conveyed from R.E. Gregory & Co., LTD. to Arthur R. Cavanaugh and Dolores P. Cavanaugh by deed recorded in the RMC Office of Greenville County, S.C. on Feb. 10, 1977 in Deed Book 1342 at page 885.

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



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