

REAL ESTATE MORTGAGE

State of South Carolina,
Greenville
County of _____



TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

WHEREAS, I _____ the said J. H. Hall
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 Three thousand three hundred five and 36/100 Dollars (\$ 3305.36), with interest thereon payable in advance from date hereof at the rate of 11.00 % per annum; the principal of said note together with interest being due and payable in 48 _____)

_____ monthly _____ installments as follows:
(Monthly, Quarterly, Semiannual or Annual)

Beginning on _____ October _____, 1977, and on the same day of each _____ successive _____ period thereafter, the sum of Eighty - eight and 90/100 _____ Dollars (\$ 88.90)

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 certain piece, parcel or lot of land, situate, lying and being on the Southwest side of Griffin Dr. at the Northwest intersection of Griffin Dr. and Princeton Ave., near the City of Greenville, County of Greenville, State of S.C., being known and designated as Lot 40 of College Heights, according to a plat thereof made by Dalton and Neves, Engineers, August, 1946, recorded in the R.M.C. Office of Greenville County, S. C. in Plat Book "P" at pages 74 and 75 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin located at the Northwest intersection of Griffin Dr. and Princeton Ave. and running thence with Princeton Ave. S. 56-50 W. 150 ft. to an iron pin located on Princeton Ave., being the joint corner of Lots 40 and 42; thence running along the line of Lot 42 N. 33-10 W. 75 feet to an iron pin, being the joint rear corner of Lots 40 and 41; thence running along the line of Lot 41 N. 56-50 E. 150 feet to an iron pin located on Griffin Dr., being the joint front corner of Lots 40 and 41; thence running with Griffin Dr. S. 33-10 E. 75 feet to an iron pin located at the Northwest intersection of Griffin Drive and Princeton Ave., the point of beginning.

This is the same property conveyed to J. H. Hall from Thomas Austin Camp and Elma Ruth Camp on March 19, 1959 and recorded in Book 619 of Deeds, page 306. RMC Office Greenville County.

Mortgagee's Address; C & S National Bank, P. O. Box 1449, Greenville, S. C. 29602

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