

TILL  
DEC 5 1977  
EST. 1877

1417 782

REAL ESTATE MORTGAGE

State of South Carolina,

County of Greenville



TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

WHEREAS, I the said Sandy Bob Gunnels 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 four thousand six hundred six dollars & 38/100 Dollars (\$4,606.38), with interest thereon payable in advance from date hereof at the rate of 11% per annum; the principal of said note together with interest being due and payable in (48) forty eight monthly installments as follows:

Beginning on December 31, 1977, and on the same day of each monthly period thereafter, the sum of one hundred twenty three dollars and 79/100 Dollars (\$123.79) and the balance of said principal sum due and payable on the 31 day of November, 1981.

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 piece, parcel or lot of land containing 1.81 acres, more or less, situate, lying and being in the County of Greenville, State of South Carolina, on the southwestern side of Tillman Court, being shown and designated as Lot No. 4 on Plat of Tillman Court, prepared by C. C. Jones, C. E., dated November 19, 1963, recorded in the R.M.C. Office of the Greenville County Court House, in Plat Book RR, at Page 155, and being described, according to said plat, more particularly, to-wit:

BEGINNING at an iron pin on the southwestern side of Tillman Court, at the joint front corner of Lots 3 and 4 and running thence along Tillman Court, S. 62-35 E. 210 feet to an iron pin at the joint front corner of Lots 4 and 5; thence along the common line of said lots, S. 27-25 W. 299 feet to a point in the center of a branch; thence down the center of said branch, the following course and distance, S. 13-15 W. 51.5 feet to a point in the center of said branch; thence N. 77-47 W. 24.8 feet to an iron pin; thence N. 77-47 W. 206.3 feet to an iron pin at the joint rear corner of Lots 3 and 4; thence along the common line of said lots, N. 27-25 E. 409.3 feet to an iron pin, the point of beginning.

This is the same property that was conveyed by Ann J. Gunnels to Sandy Bob Gunnels on Feb. 12, 1973 as recoded in book of deeds 967 page 146, RMC Office, Greenville County.

Mortgagees Address: C & S National Bank, P. O. Box 1449, Greenville, S. C. 29602

GCTO -----2 DE05 77 187

3.0001

4328 RV-21

9763