



REAL ESTATE MORTGAGE

BOOK 1422 PAGE 456

State of South Carolina

County of Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

WHEREAS, I the said Bennett C. Roberts 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 five hundred five and 44/100 - - - - - Dollars (\$ 3,505.44*), with interest thereon payable in advance from date hereof at the rate of 11.75 % per annum; the principal of said note together with interest being due and payable in (36)

thirty-six monthly installments as follows: Beginning on February 28, 19 78, and on the same day of each monthly period thereafter, the sum of one hundred nineteen and 61/100 - - - - - Dollars (\$ 119.61*) 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: BEGINNING at a pin on the Southern side of Welcome Avenue at the joint front corner of Lots Nos. 15 and 16, and running thence along Welcome Avenue, N. 60-02 E. 80 feet to a pin at corner of Lot No. 17; thence along line of Lot No. 17, S. 29-58 E. 150 feet to rear corner of Lot No. 21; thence along rear line of Lot No. 21, S. 60-02 W. 80 feet to a pin at rear corner of Lot No. 15; thence along line of Lot no. 15, N. 29-58 W. 150 feet to the beginning corner.

This conveyance is made subject to any restrictions, rights-of-way, or easements that may appear of record on the recorded plat(s) or on the premises.

This being the same piece of property which was conveyed to Bennett C. Roberts by Melvin H. Foster on Feb. 26, 1971 and recorded in the Greenville County Clerk's Office on March 1, 1971 in Deed Book 909 at Page 558.

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



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