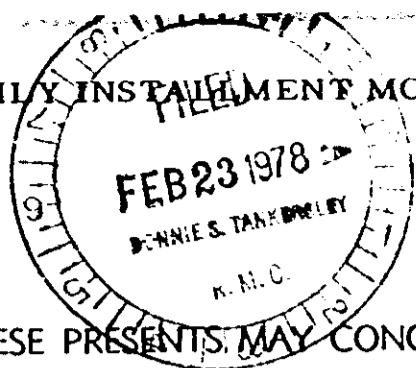


14

REAL ESTATE MONTHLY INSTALLMENT MORTGAGE

State of South Carolina,

County of Greenville



BOOK 1424 PAGE 95

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

Whereas, I, we the said DAVID A. MUSE and DORETHA W. MUSE

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, Simpsonville, S. C., hereinafter called Mortgagee, the sum of \$2535.04 plus interest as stated in the note or obligation, being due and payable in 36 equal monthly installments commencing on the 31 day of March, 1978, 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 Simpsonville, 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:

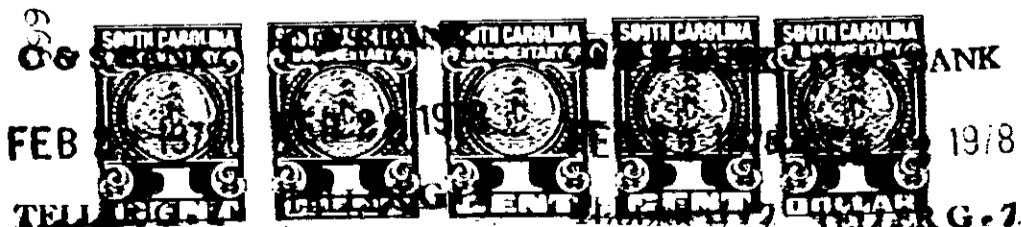
All that piece, parcel or lot of land situate, lying and being on the southwestern side of Fork Shoals Road in the County of Greenville, State of South Carolina, and being known and designated as Lot No. 10 on Plat entitled "Section 1, Jenkins Estates, Southwest", prepared by C. O. Riddle, dated February 1972, recorded in the RMC Office for Greenville County in Plat Book 4-M, at Page 197, and having, according to said Plat, the following metes and bounds, to-wit: - So - S77.4 - 1 - 43

Beginning at an iron pin on the southwestern side of Fork Shoals Road at the joint front corner of Lots Nos. 9 and 10 and running thence with said Road S. 25-09 E. 170.4 feet to an iron pin; thence S. 63-36 W. 274.4 feet to an iron pin; thence N. 26-24 W. 170 feet to an iron pin at the joint rear corner of Lots Nos. 9 and 10; thence with the common line of said Lots N. 63-36 E 278.1 feet to the point of beginning.

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights-of-way, if any, affecting the above described property.

This is the same property conveyed to Grantor herein by deed recorded in the RMC Office for Greenville County in Deed Book 1031, at Page 623. Derivation: David Horowitz, Mar. 31, 1976, Deed Book 1033-950. Mortgagees Address: C & S National Bank, P. O. Box 1449, Greenville, S. C. 29602.

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