



1440 148555

REAL ESTATE MORTGAGE

State of South Carolina,

County of Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

WHEREAS, We the said John P. & Helen S. Painter hereinafter called Mortgagor, in and by Our certain Note or obligation bearing even date herewith, stand indebted, firmly held and bound unto MOHOCO FINANCIAL SERVICES, INCORPORATED, hereinafter called Mortgagee, in the full and just principal sum of Twenty Three Thousand Nine Hundred sixty Five and 20/100 Dollars (\$ 23,965.20), with interest thereon payable in advance from date hereof at the rate of 12.00 % per annum; the principal of said note together with interest being due and payable in (180) Number

Monthly

(Monthly, Quarterly, Semi-annual or Annual)

installments as follows:

Beginning on September 1, 1978, and on the same day of each Monthly period thereafter, the sum of Two Hundred Eighty Eight and 81/100 Dollars (\$ 288.81) and the balance of said principal sum due and payable on the 1 day of September, 1978.

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 Charleston, 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 lot or parcel of land in Grove Township, Greenville County, State of South Carolina, being a lot on the northeastern corner of the J. P. Painter home place and having the following courses and distances according to plat and survey made by J. Don Lee, Surveyor, March 27, 1971, to wit:

BEGINNING at a point in center of county road 16.3 Feet from old Painter corner on east side of road; thence S. 22-55 W. 100 feet to point in center of said road; thence S. 36-45 W. 108 feet to point in center of road; thence along new line N. 67-05 W. 420 feet to I. P., Newcorner; thence N. 30-06 E. 206. 5 feet to Iron Pin, new corner, on the Chambers Line S. 67-05 E. 420 feet to beginning corner, containing 2.0 acres, more or less. Bounded on north by Chambers, on the east by said road, on the south by a lot being conveyed to Jerry G. and Jeanette P. Painter, on the west by land of J. P. Painter. The above described lot is part of land conveyed to J. P. Painter by H.L. Lindley by deed dated Aug. 26, 1950, Recorded in the R. M. C. office for Greenville County on Aug. 26, 1950, book 417 at page 281. Plat recorded in plat book D at page 124.

This mortgage assigned by John P. & Helen S. Painter to MOHOCO Financial Services, Inc. P.O. Box 10696, Charleston, South Carolina 29411

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