

Mortgagee's Address: P. O. Box 1449, Greenville, S.C. 29602
REAL ESTATE MORTGAGE

BOOK 1444 PAGE 649

State of South Carolina,

County of Greenville

CORRECTIVE MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

WHEREAS, we the said Serge A. Therie and Muriel B. Therie, hereinafter called Mortgagor, in and by that certain Note or obligation bearing date of September 14, 1977, 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 Fifty Six Thousand Four Hundred Seventy Five & No/100 Dollars (\$56,475.00), with interest thereon payable in advance from date hereof at the rate of 8 1/2 % per annum; the principal of said note together with interest being due and payable in (300) monthly installments as follows:

(Monthly, Quarterly, Semiannual or Annual)
Beginning on November 1, 1977, and on the same day of each monthly period thereafter, the sum of Four Hundred Fifty Five and 19/100 Dollars (\$455.19) and the balance of said principal sum due and payable on the 1st day of XI 2002

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 8 1/2 % 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 lot of land in Greenville County, State of South Carolina, on the eastern side of Independence Drive, near the City of Greenville, being shown as Lot 21 on plat of Section 2 of Pelham Estates recorded in Plat Book PPP at Page 119 and described as follows:

BEGINNING at an iron pin on the eastern side of Independence Drive at the corner of Lot 22, and running thence with the eastern side of said Drive, N. 23-24 E. 150 feet to an iron pin at the corner of Lot 20; thence with the line of said lot, S 66-36 E 199.9 feet to an iron pin; thence S. 23-26 W. 149.87 feet to an iron pin at the corner of Lot 22; thence with the line of said lot, N. 66-36 W. 199.8 feet to the beginning corner.

This lot is conveyed subject to restrictions recorded in Deed Book 827 at Page 215, and also subject to a 10-foot utility easement across the southern line of said lot, a drainage easement across the northern line of said lot, and a 20-foot utility easement across the rear of said lot all as shown on said plat, and to all other easements of record which affect said property.

This is the same property conveyed to the Mortgagors herein by Sterling R. Mensch, Jr. and Florence P. Mensch by deed date September 14, 1977, recorded September 14, 1977 in the R.M.C. Office for Greenville County, S.C. in Deed Book 1064 at Page 824.

The purpose of this mortgage is to correct that mortgage dated September 14, 1977, and recorded in REM Book 1409, Page 861, which mortgage Muriel B. Therie, co-owner of the encumbered premises, neglected to execute.

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