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REAL ESTATE MONTHLY INSTALLMENT MORTGAGE

State of South Carolina,

County of Greenville

DONNIE S. TANKERSLEY
R.M.C.
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TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

Whereas, I, we the said Charles P. Brown and Helen W. Brown

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, Greenville, S. C., hereinafter called Mortgagee, the sum of Two thousand three hundred plus interest as stated in the note or obligation, being due and payable in 48 equal monthly installments commencing on the last day of July, 1979, 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 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 certain piece, parcel or lot of land with all improvements thereon or hereafter constructed thereon, situate, lying and being in the State of South Carolina County of Greenville, Chick Springs Township, on the northerly side of Range Road, being the southerly portion of a 2.65 acre tract, according to a plat of property of Lily McLoftis prepared by Terry T. Dill, Registered C.E. and L.S. dated February 9, 1968 and having according to said plat, the following metes and bounds, to wit:

Beginning at an iron pin on the northerly side of Range Road, said point being 480 feet West of St. Mark Road, and running thence N. 2200 W. 220 feet to a point; thence on a straight line across the center of the said 2.65 acre tract S.65-00 W. 264 feet more or less, to a point; thence S. 22-00 E. 220 feet to an iron pin on the northerly side of Range Road; thence along said Range Road N. 65-00 E 263 feet to an iron pin at the point of beginning, and being a portion of Lot 1 Block 1 at page T.24 of the Greenville County Block Book in school district 265. This is the same property conveyed to the mortgagors by deed of Lily Loftis, dated April 20, 1970 recorded in deed book 63 page 307. Mortgage address: C&S Bank, P.O. Box 1449, Greenville, S.C. 29602.

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