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REAL ESTATE MONTHLY INSTALLMENT MORTGAGE

State of South Carolina,

County of Greenville

FILED
AUG 6 1979
AM 7 8 9 10 11 12 1 2 3 4 5 6 PM

V-1479-41

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

Whereas, I, we the said Sam W. Jones and Elizabeth G. Jones

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 \$6939.65 plus interest as stated in the note or obligation, being due and payable in 60 equal monthly installments commencing on the 1st day of May, 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 lot of land with the buildings and improvements thereon, situated, lying and being on the North side of McCarter Avenue and on the West side of Draxel Avenue, near the City of Greenville County, S.C. being shown as Lot No. 37 on Plat of Section 1 of Lake Forest Hgts., made by Piedmont Engineering Service in November, 1955, recorded in the RMC Office for Greenville County S.C. in Plat Book G3 page 153 and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the North side of McCarter Avenue, at joint corner of Lots 37 and 38, running thence with the line of Lots 37 and 38, N. 14-51 E. 160.5 feet to an iron pin; thence with the line of Lot 40 S. 87-47 E. 131.5 feet to an iron pin on the West side of Draxel Avenue; thence along Draxel Avenue, thence along S. 2-44 W. 170.0 feet to an iron pin; thence with the curve of Draxel Avenue and McCarter Avenue (the chord being S. 41-23 W. 30.3 feet) to an iron pin on the north side of McCarter Avenue; thence with the North side of McCarter Avenue, N. 74-34 W. 143.0 feet to the beginning corner.

This is the same property conveyed to the grantor by deed of F.J. McCarty dated January 26, 1959, recorded in the RMC Office for Greenville, S.C. in Plat Book G1, page 112.

Mortgagees Address: Citizens and Southern National Bank of S.C. - P.O. Box 1449 - Greenville, S.C.

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