



REAL ESTATE MORTGAGE 1484 2.996

State of South Carolina

County of Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

WHEREAS, we the said Kenneth A. Sargent and Linda O. Sargent, hereinafter called Mortgagor, in and by 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, hereinafter called Mortgagee, in the full and just principal sum of Twenty one thousand and no/100 Dollars (\$ 21,000.00), 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 (2) Number quarterly (Monthly, Quarterly, Semiannual or Annual) installments as follows:

Beginning on January 11, 19 80, and on the same day of each quarter period thereafter, the sum of Ten thousand five hundred plus interest Dollars (\$ 10500.00 plus interest) and the balance of said principal sum due and payable on the 11 day of April, 19 80.

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 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 piece, parcel or lot of land situate, lying and being on the Northwestern side of Kensington Road in the County of Greenville, State of S.C., being known and designated as Lot No. 73, Stratford Forest, as shown on a plat thereof prepared by Piedmont Engineering Service, dated 2-5-77, and recorded in the R.M.C. Office for Greenville County, S.C., in Plat Book KK at page 89 and having, according to said plat, the following metes and bounds:

Beginning at an iron pin on the Northwestern side of Kensington Road at the joint front corner of Lots Nos. 72 and 73 and running thence with the line of Lot No. 72 N. 38-15 W. 295 feet to an iron pin in the rear line of Lot No. 76; thence with the line of Lots Nos. 76 and 75 N. 68-22 E. 275.5 ft. to an iron pin; thence with the line of an undeveloped area S. 9-19 W. 210.5 ft. to an iron pin on the Northwestern side of Kensington Rd.; thence with the Northwestern side of Kensington Rd. S. 4-36 W. 165 ft. to the point of beginning.

Also: All that piece, parcel or lot of land situate, lying and being on the Northwestern side of Kensington Rd. in the County of Greenville, State of SC, being known and designated as a triangular lot adjacent to Lot No. 73, Stratford Forest, as shown on a plat thereof prepared by Piedmont Engineering Service, dated Feb. 5, 1957, and recorded in the RMC Office for Greenville County, S.C. in Plat Book KK at page 89 and having, according to a plat prepared by Piedmont Engineers, dated Feb. 18, 1977, entitled "Survey for Kenneth A. and Linda O. Sargent", recorded in the RMC Office for Greenville County, SC, in Plat Book 6-A at page 45, the following metes and bounds:

Beginning at an iron pin at the joint corner of the premises herein described and Lot #73 & running thence with the line of Lot no. 73 N. 9-19 W. 210.5 ft. to an iron pin; thence s. 29-53 E. 184.73 ft. to an iron pin on the Northwestern side of Kensington Rd.; thence with the Northwestern side of Kensington Rd. S. 50-38 W. 75 ft. to the point of beginning.

This is the same property conveyed to Kenneth A. & Linda O. Sargent from Furman University and recorded in Book 1051 pg. 288 on Feb. 8, 1977. C & S National Bank P.O. Box 1449 Greenville, SC

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