

SP X

REAL ESTATE MONTHLY INSTALLMENT MORTGAGE

State of South Carolina,

County of Greenville

BOOK 1491 PAGE 265



TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

Whereas, I, we the said J. W. Patterson

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

Greenville, S. C., hereinafter called Mortgagee, the sum of \$5321.88

plus interest as stated in the note or obligation, being due and payable in 60 equal

monthly installments commencing on the 15th day of January, 19 79 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 S. C., county of Greenville, on the northerly side of Wayne Drive, being shown and designated as Lot # 52, on plat of Section II of Edwards Forest, recorded in RMC Office for Greenville County, S.C. in plat Book RR page 20, and having according to said plat the following metes and bounds to wit:

BEGINNING at an iron pin on the northerly side of Wayne Drive at the joint front corner of Lots 52 & 53, and running thence with said lots N. 33-15 W. 166.9 feet to an iron pin; running thence N. 54-54-E. 105.05 feet to an iron pin at joint rear corner of Lots 51 and 52; running thence with joint line of said lots S. 33-15 E. 170.3 feet to an iron pin; running thence with northerly side of Wayne Drive S. 56-45 W. 105 feet to the point of beginning.

This is the same property conveyed to J. W. Patterson from L. Walter Zeager & Nancy G. Zeager on July 12, 1974 and recorded in Vol 1002 page 898 on July 12, 1974.

Mortgagees Address: C & S Natl Bank, P.O. Box 1449, Greenville, S.C. 29602

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