

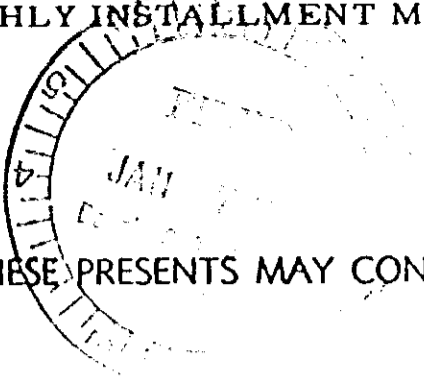
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REAL ESTATE MONTHLY INSTALLMENT MORTGAGE

BOOK 1492 PAGE 699

State of South Carolina,

County of Greenville



TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

Whereas, I, we the said Don G. Nichols and Margaret R. Nichols

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, Simpsonville, S. C., hereinafter called Mortgagee, the sum of \$20,044.04 plus interest as stated in the note or obligation, being due and payable in 12 equal monthly installments commencing on the 31st day of January, 1980, 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 tract of land lying, being, and situate in the County and State aforesaid, Austin Township near Simpsonville, and containing 11.88 acres, more or less, with the following courses and distances, to-wit:

BEGINNING at a point in the center of the Scuffletown Road just northwest of the intersection now or formerly of a county road with said Scuffletown Road, joint corner with lands of James C. Swinea and Rebecca King Swinea on line of land now or formerly of C. W. Mahaffey, and running thence with the joint line of the Mahaffey land S. 60 W. 926 feet, more or less, to R. O. stump; thence S. 61 1/2 W. 143.88 feet, more or less, to a white oak, now or formerly W. E. Reid line; thence with the joint line of the Reid land S. 18 E. 99 feet to a stake; thence S. 89 E. 478.5 feet, more or less, to a point; thence S. 44 E. 594 feet to the center of said Scuffletown Road; thence with said road as a line in a northerly direction to the point of beginning.

This being the same piece of property conveyed unto Don G. Nichols and Margaret R. Nichols by Roas Ethel Burdette on date June 15, 1965, recorded in Book 775, page 463, RMC Greenville County, South Carolina.

Mortgagee Address: C&S National Bank, PO Box 1449, Greenville, S. C., 29602

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