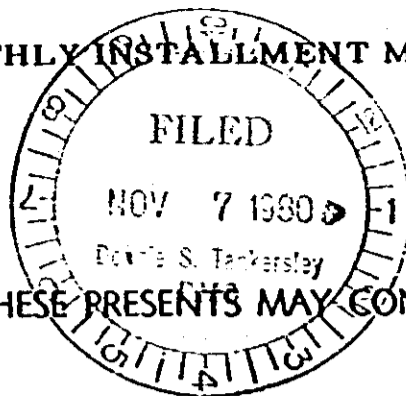


4

REAL ESTATE MONTHLY INSTALLMENT MORTGAGE

State of South Carolina,

County of Greenville



BOOK 1523 PAGE 903

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

Whereas, I, we the said Thomas B. Eison 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, Greer, S. C., hereinafter called Mortgagee, the sum of \$16,076.44\* plus interest as stated in the note or obligation, being due and payable in 48 equal monthly installments commencing on the 31 day of December, 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 Greer, 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, situate lying and being in the State of South Carolina, County of Greenville, Saluda Township, on the southern side of Mush Creek Road, containing 29.85 acres, and having according to a plat prepared by Terry T. Dill, Reg. C.E & L.S., July 14, 1978, the following metes and bounds, to-wit:

Beginning at a point in the center of Mush Creek Road at the corner of property of Garvin C. and Mary M. Sellers and running thence along the line of the Sellers property, passing an old iron pin on the southern edge of Mush Creek Road at 35 feet, S. 42-46 E. 1078 feet to a stone and iron pin, older corner; thence continuing along the line of the Sellers property S. 41-34 E. 1153 feet to an iron pin, old corner, on the line of E. L. Moore; thence along the line of the Moore property N. 81-44 W. 775 feet to a new iron pin; thence along the line of other property belonging to the Grantor N. 55-20 W. 1755 feet to a point in the center line of Mush Creek Road, which point is witnessed by an iron pin 45 feet back on line; thence running along the center line of Mush Creek Road N. 57-45 E. 200 feet to a point; thence continuing along the center line of Mush Creek Road N. 54-24 E. 250 feet to a point; thence continuing along the center line of Mush Creek Road N. 49-19 E. 450 feet to the beginning corner, being a portion of the property devised to me under the Last Will and Testament of my mother Ruth M. Bramlett, said Will being on file in the office of the Probate Judge for Greenville County in Apartment 1295, File 14, said Ruth M. Bramlett having died on August 24, 1973.

This being the same piece of property conveyed unto Thomas B. Eison by Lola Elizabeth B. Wood on July 20, 1978, and recorded in the RMC Office for Greenville County, Deed Book 1883, page 529, on July 20, 1978.

SCOTC 11-11-80 7 80 067



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