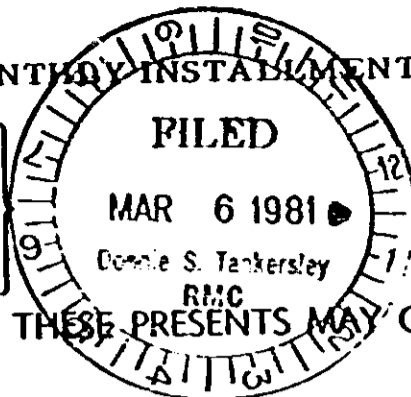


REAL ESTATE MONTHLY INSTALLMENT MORTGAGE

14  
State of South Carolina,

County of Greenville



BOOK 1534 PAGE 453

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

Whereas, I, we the said Larry G. Boyer & Marilyn P. Boyer, 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 \$8,944.85 plus interest as stated in the note or obligation, being due and payable in 84 equal monthly installments commencing on the 3rd day of April, 1981, 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, lying and being situate in the Town of Fountain Inn, County of Greenville, State of South Carolina, being shown and designated as Lot 14 and a portion of Lot 13 in accordance with plat recorded in the RMC Office for Greenville County in Plat Book BBB, Page 57 and Platt Book PPP, Page 87, and being more fully described in accordance with said plat, to-wit:

BEGINNING at an iron pin on the northern side of Belmont Drive, joint corners with Lot 15 and running thence along Lot 15 N. 27-20 E. 274.45 feet to an iron pin; thence S. 60-33 E., 125.07 feet to an iron pin; thence S. 27-20 W., 271.3 feet to an iron pin on edge of Belmont Drive; thence along Belmont Drive N. 62-00 W., 125 feet to an iron pin, the point of beginning.

This is the identical property conveyed to the grantor by deed of Melvin K. Younts and Sara A. Patton as recorded in the RMC Office for Greenville County in Deed Book 1040 at page 133 dated July 23, 1976.

THIS being the same piece of property conveyed unto Larry G. Boyer and Marilyn P. Boyer by Leake & Garrett, Inc. on December 21, 1977 recorded in Book 1070 page 533 in the RMC Office for Greenville County.



0453

4328 RV-2