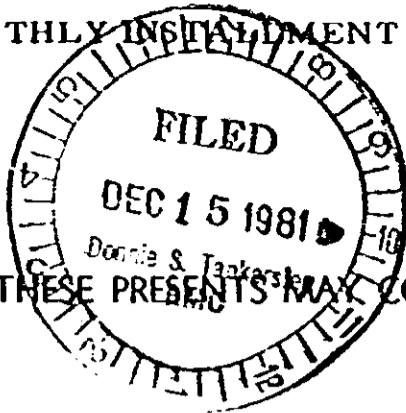


REAL ESTATE MONTHLY INSTALLMENT MORTGAGE

State of South Carolina,

County of Greenville



BOOK 1559 PAGE 787

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

Whereas, I, we the said James F. Leppard 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 \$7,509.04 plus interest as stated in the note or obligation, being due and payable in 84 equal monthly installments commencing on the 15 day of January, 19 82, 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 Greer

at the office of the Mortgagee at _____, 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:

On the south side of, and facing Catechee Road, in North Cherokee Park, near the City Limits of the City of Greenville, South Carolina, and known as lot #66 of the subdivision known as North Cherokee Park according to a plat of the same recorded in the R.M.C. Office for Greenville County in Plat Book C, Page 96, said lot having the following metes, bounds, courses and distances:

Beginning at a point on the South side of Catechee Road and running thence S. 80-0 W. 69 feet to corner; thence S. 18-48W. 155 feet and 3 inches to corner; thence S. 62-32 E. 32 feet to corner; thence N. 27-28E. 195 feet to the beginning corner, being the same lot of land conveyed to the grantor herein and Nettie L. Brimhall by W. D. Reaves by deed dated the 9th day of April, 1927, and recorded in Deed Book 104, at page 521, and the interest of said Nettie L. Brimhall conveyed to the grantor herein by her distributees, J. S. Newton, Lenora J. Newton, Leila Lee, W. L. Newton, M. D. Newton, W. A. Newton, Mable Newton, D. W. Newton and Carrie Lee Mezell by deed dated the day of March, 1930, and Francis A. Mezell by deed dated the 11th day of July, 1931.

For derivation of title, see records of Greenville County Probate Court, estate of Ella C. Leppard, deceased, in Apartment 1132, File 3, dated 10/31/60.

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