

REAL ESTATE MONTHLY INSTALLMENT MORTGAGE

State of South Carolina,

County of Greenville

GR... TO S.C.

RECORDED 1 25 PM '81

BOOK ANNERSLEY

BOOK 1560 PAGE 765

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

Whereas, I, we the said Duffie L. Riggins and Artie M. Riggins 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 \$3607.48 plus interest as stated in the note or obligation, being due and payable in 24 equal monthly installments commencing on the last day of January, 1982, 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 piece, parcel or lot of land in Paris Mountain Township, Greenville County State of SC, at the northeast corner of the intersection of Lenore Ave. and Earnshaw Ave in Sans Souci Hts. a Subdivision on the new Buncombe Road about 4 miles N of the city of Greenville and lot having the following lines, courses and distances

BEGINNING at an iron pin on the northern edge of a three foot sidewalk running along Lenore Ave. said pin being the joint front corner of Lots 116 and 117; thence along the Northern edge of said sidewalk, S. 68-50 W. 88.6 ft. to an iron pin on the Eastern edge of a three ft. sidewalk running along Earnshaw Ave; thence along the Eastern edge of said sidewalk, N 34- 17 W 145.2 ft. to an iron pin rear corner of Lots 114 and 117; thence along the rear line of Lot No. 114, N 61-0 E 85.7 ft. to an iron pin, joint rear corner of Lots 116 and 117; thence along the Western line of Lot No. 116, S. 39-10 E. 142 ft. to an iron pin, the beginning corner; said lot being known and designated as Lot No. 117 on Plat of said property.

This is the same property conveyed to Duffie L. Riggins and Artie M. Riggins by virtue of a deed from H.C. Pates on August 21, 1956, and recorded in the RMC Office for Greenville County in Book 559, Page 547.

Mortgagee's address: C&S National Bank, PO Box 1449, Greenville SC 29602

SC 105-121 1 DE 30 81 969 4 1981

STATE OF SOUTH CAROLINA DEPARTMENT OF REVENUE DOCUMENTARY STAMP 201 43

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