

S. C.

1982

REAL ESTATE MORTGAGE

1571 088

State of South Carolina,

SLEY P. O. Box 1449
Greenville, S. C. 29602

County of GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

B. KENNETH BOLT

SEND GREETINGS:

WHEREAS, I the said B. Kenneth Bolt hereinafter called Mortgagor, in and by my certain Note or obligation bearing even date herewith, stand indebted, firmly held and bound unto THE CITIZENS AND SOUTHERN NATIONAL BANK OF SOUTH CAROLINA, hereinafter called Mortgagee, in the full and just principal sum of Twenty-five Thousand and no/100ths Dollars (\$ 25,000.00), with interest thereon payable in advance from date hereof at the rate of 17 % per annum; the principal of said note together with interest being due and payable in (one) annual installments as follows:

(Monthly, Quarterly, Semiannual or Annual)

Beginning on June 1, 19 83, and on the same day of every month thereafter, the sum of Twenty-five Thousand and no/100ths Dollars (\$ 25,000.00)

and the balance of said principal sum due and payable on the 1st day of June, 19 83.

The aforesaid payments are to be applied first to interest at the rate stipulated above and the balance on account of unpaid principal. Provided, that upon the sale, assignment, transfer or assumption of this mortgage to or by a third party without the written consent of the Bank, the entire unpaid balance of the note secured by this mortgage, with accrued interest, shall become due and payable in full or may, at the Bank's option, be continued on such terms, conditions, and rates of interest as may be acceptable to the Bank.

Said note provides that past due principal and/or interest shall bear interest at the rate of % per annum, or if left blank, at the maximum legal rate in South Carolina, 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 in 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 tract of land, together with all buildings and improvements, containing 8.536 acres, more or less, situate, lying and being on the eastern side of Hudson Road, in Butler Township, Greenville County, South Carolina, being a portion of the M. E. Hudson and Lillian Morgan Hudson Homeplace adjoining Merrifield Park Subdivision, and being shown on a survey for KENNETH BOLT, made by Freeland & Associates, Surveyors, dated September 29, 1980, recorded in the RMC Office for Greenville County, S.C., in Plat Book 8-F, page 40, and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of the right of way of Hudson Road at the corner of property owned by Albert M. Hicks, et al, and running thence N. 6-57 E., 345.3 feet to an iron pin; thence along the line of property of Aileen H. Pierson, et al, S. 84-15 E., 154.1 feet to an iron pin; thence continuing along said line, N. 57-45 E., 105.9 feet to an iron pin; thence continuing along said line, N. 24-03 E., 239.8 feet to an iron pin in the line of Merrifield Park Subdivision; thence along the line of said property, S. 37-46 E., 210.8 feet to an iron pin; thence continuing along the line of said property, S. 59-47 E., 432.3 feet to an iron pin; thence continuing along the line of said property, S. 68-29 E., 110.2 feet to an iron pin; thence S. 7-32 W., 263.5 feet to an iron pin; thence continuing along the line of said property, S. 29-56 W., 99.9 feet to an iron pin, thence along the line of property of Albert M. Hicks, et al, N.61-34 W., 411.5 feet to an iron pin; thence continuing along the line of said property, S. 87-13 W., 542.0 feet to an iron pin, the point of beginning.

The above property is the same conveyed to the Mortgagor by deed of Aileen H. Pierson, et al, recorded in Deed Book 1138, page 810, on October 20, 1980. (CONTINUED ON PAGE FOUR)

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