

State of South Carolina

County of GREENVILLE

FILED
GREENVILLE CO. S. C.
APR 27 1 24 PM '84

CONNIE S. TANNER-SLEY
TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

WHEREAS, I the said Leonard F. Springs, 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 Two Thousand Dollars (\$ 22,000.00),

as evidenced by that certain promissory note of the undersigned bearing even date herewith made payable to and delivered to Mortgagee, and the undersigned has agreed to pay the same with interest thereon according to the terms and conditions of said promissory note, which promissory note is specifically incorporated herein by reference and which promissory note provides for payments thereof in installments, the last of which is due on October 25, 1989.

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 certain lot and piece of land with the improvements thereon, situate on Asbury Avenue in the City and County of Greenville, State of South Carolina, being designated TD 26(500)-23-2-5, and known as 213 Asbury Avenue, Greenville, S. C.; and as more particularly shown on a plat of property of Leonard F. Springs by Freeland & Associates, R. L. S. No. 4781, dated April 19, 1984, recorded herewith, and being more particularly shown by metes and bounds as follows:

BEGINNING at an iron pin on the south side of Asbury Avenue, and running thence S. 43-35 E. 66.0 feet to an iron pin; thence S. 45-30 W. 165.97 feet to an iron pin; thence N. 43-35 W. 66.0 feet to an iron pin; thence N. 45-30 E. 165.97 feet to the point of beginning.

BEING the same property conveyed to mortgagor, Leonard F. Springs by Geraldine Anderson and Ralph Anderson by deed dated April 25, 1984, and recorded on April 27, 1984 in Deed Book 1211, page 347, Office of the R. M. C. for Greenville County.

THIS conveyance is subject to all streets, rights of way, public or private, restrictive and protective covenants, zoning regulations, prescriptive rights of record, or as observed from inspection.

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