

FILED
GREENVILLE CO. S. C.

BOOK 1223 PAGE 179
REAL ESTATE MORTGAGE

State of South Carolina,

County of GREENVILLE

AUG 23 3 57 PM '72
OLLIE FARNSWORTH
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

WHEREAS, they the said CHARLES W. WOFFORD and JAN B. WOFFORD hereinafter called Mortgagor, in and by their 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 SEVEN THOUSAND SIX HUNDRED AND 00/100- Dollars (\$ 27,600.00), with interest thereon payable in advance from date hereof at the rate of 6 3/4 % per annum; the principal of said note together with interest being due and payable in (120) Monthly installments as follows:

Beginning on April 1, 19 72, and on the same day of each Monthly period thereafter, the sum of TWO HUNDRED TEN AND 00/100----- Dollars (\$ 210.00) and the balance of said principal sum due and payable on the 1st day of March, 19 82.

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 6 3/4% 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 piece, parcel or lot of land situate, lying and being in the State and County aforesaid and known as Lot 92 and the Southern half of Lot 142 facing on Trails End, as shown by plat of Cleveland Forest Subdivision, made by Dalton & Neves, recorded in the Office of the R.M.C. for Greenville County in Plat Book K at Pages 45 and 46 and according to said plat more particularly described as follows:

BEGINNING at an iron pin on the Southwest corner of Trails End at intersection of Wilderness Lane, and running thence N. 25-25 W. 102.8 feet to stake; thence S. 64-35 W. 159.8 feet to stake on Eastern line of Lot 93; thence S. 25-25 E. 81.4 feet to iron pin on Wilderness Lane, joint corner of Lots 93 and 92; thence along Wilderness Lane N. 72-16 E. 161.2 feet to point of BEGINNING.