

Aug 14 4 00 PM '74

CONSTANT MONTHLY PLAN MORTGAGE R.H.C.

BOOK 1318 PAGE 606

State of South Carolina,

County of Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

WHEREAS, I the said Roy Durrah, hereinafter called Mortgagor, in and by his 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 hereinafter called Mortgagee, in the full and just principal sum of Five thousand, ten dollars and 04/100 Dollars (\$ 5,010.04 ) with interest thereon payable monthly in advance from date hereof at the rate of 11.50 per cent per annum; the principal of said note together with interest being due and payable Six thousand, three hundred, twenty-nine dollars and 82/100 in monthly instalments as follows:

Beginning on the 30 day of July 1974 and on the 30 day of each month thereafter the sum of Six thousand, three hundred twenty nine dollars and 82/100 Dollars (\$ 6,329.82 ) and the balance of said principal sum due and payable on the 30 day of December 1977. The aforesaid monthly payments of One hundred fifty dollars and 71/100 Dollars (\$ 150.71 ) each, are to be applied first to interest at the rate of 11.50 per cent per annum on the principal sum of Five thousand, ten dollars and 04/100 Dollars (\$ 5,010.04 ), or so much as shall from time to time remain unpaid, and the balance of each monthly installment shall be applied on account of principal.

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 his/her agent. Forbearance to exercise this right with respect to any failure or breach of the maker's obligations constitutes 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 GREER 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 Mortgagee in order to better insure the payment of the principal and interest on the said Note and also in consideration of the full payment of the said Note and interest thereon, and truly paid by the said Mortgagee at and before the signing and recording of these presents, the holder hereof acknowledged, have granted, bargained, sold, aliened, remised, released, confirmed, warranted, and released unto the said Mortgagee the following described real estate, to wit:

All that piece, parcel or lot of land in Chick Springs Township, County of Greenville, State of South Carolina, located in City of Greer on the Western side of Madison Ave. (formerly known as Campbell St.) and being shown on plat of property made for Roy Durrah by John A. Simmons, surveyor, dated July 1, 1970, which plat to be recorded and has the following metes and bounds, to wit:

Beginning at an iron pin on the Western side of Madison Ave., at rear corner of lot No. 3 of O.P. Smith plat, plat book FF page 507, 200 feet from Palmer St., and runs thence N. 69-00 W., 120 feet along rear lines of lots 2 and 3 to an iron pin at corner of lot No. 1 on said plat; thence S. 21-08 W., 143.5 feet to old iron pin; thence S. 71-45 E., 125.7 feet to iron pin on the West side of Madison Ave., thence N. 18-51 E., 137.6 feet to the beginning corner.

This is the same conveyed to Thomas Edwards and Carrie (Carry) Dell Edwards by deed recorded in deed book 529 page 15 and 681 page 410, Greenville County R.M.C. Office and received by Carrie Dell Edwards Humphries by will of Thomas Edwards, in Apt. 863 File No. 7, Greenville County Probate Office.



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