

GREENVILLE CO. S. C.
FILED
MORTGAGE
State of South Carolina
County of GREENVILLE

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To All Whom These Presents May Concern

ARTHUR A. FROST and BARBARA H. FROST

hereinafter spoken of as the Mortgagor send greeting.

Whereas Arthur A. Frost and Barbara H. Frost

North Carolina National Bank, a corporation organized and existing under the laws of the United States, whose address is Charlotte, North Carolina

Thousand and no/100 Dollars

(\$ 33,000.00), lawful money of the United States which shall be legal tender in payment of all debts and dues, public and private, at the time of payment, secured to be paid by that one certain note or obligation, bearing even date herewith, conditioned for payment at the principal office of the said C. Douglas Wilson & Co., in the City of Greenville, S. C., or at such other place either within or without the State of South Carolina, as the owner of this obligation may from time to time designate, of the sum of

Thirty-three Thousand and no/100 Dollars (\$ 33,000.00)

with interest thereon from the date hereof at the rate of seven per centum per annum, said interest to be paid on the first day of December 1974 and thereafter said interest and principal sum to be paid in installments as follows: Beginning on the first day of December 1974, and on the first day of each month thereafter the sum of \$219.55 to be applied on the interest and principal of said note, said payments to continue up to and including the first day of October, 2004, and the balance of said principal sum to be due and payable on the first day of November, 2004; the aforesaid monthly payments of \$219.55 each are to be applied first to interest at the rate of seven per centum per annum on the principal sum of \$33,000.00 or so much thereof as shall from time to time remain unpaid and the balance of each monthly payment shall be applied on account of principal. Said principal and interest to be paid at the par of exchange and net to the obligee, it being thereby expressly agreed that the whole of the said principal sum shall become due after default in the payment of interest, taxes, assessments, water rate or insurance as hereinafter provided.

Now, Know All Men, that the said Mortgagor in consideration of the said debt and sum of money mentioned in the condition of the said note and for the better securing the payment of the said sum of money mentioned in the condition of the said note with the interest thereon, and also for and in consideration of the sum of One Dollar in hand paid by the said Mortgagee, the receipt whereof is hereby acknowledged, has granted, bargained, sold, conveyed and released and by these presents does grant, bargain, sell, convey and release unto the said Mortgagee and to its successors, legal representatives and assigns, forever, all that parcel, piece or lot of land with the buildings and improvements thereon, situate, lying and being

All that certain piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, Town of Mauldin, shown as Lot 72, Overcreek Road, on plat of "Forrester Woods, Section II" recorded in Plat Book 4X at page 64 and having such courses and distances as will appear by reference to said plat.

It is understood and agreed by all parties that the carpet is considered a part of the real estate herein.

In the event any installment shall become overdue for a period in excess of fifteen (15) days, a late charge of four cents (4¢) for each one dollar (\$1.00) so overdue, may be charged by the holder hereof for the purpose of defraying the expense incident to the handling of such delinquent payments.

Privileges are granted (1) to make additional principal payments in an amount which is in accordance with the plan of amortization of this indebtedness, on any interest date, the total thus paid in any calendar year not to exceed 20% of the original indebtedness, (2) to make, after three years or any interest date thereafter, additional principal payments in an amount which is in accordance with the plan of amortization of this indebtedness, without notice except that if the entire balance is to be paid 60 days written notice shall be given.

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