

REAL ESTATE MORTGAGE

State of South Carolina,

County of Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

WHEREAS, I the said Rex E. Bradley hereinafter called Mortgagor, in and by this 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 two thousand sevenhundred eighty and 62/100 Dollars (\$2780.62), with interest thereon payable in advance from date hereof at the rate of 12 % per annum; the principal of said note together with interest being due and payable in (60) sixty Number monthly installments as follows:

Beginning on January 5, 19 77, and on the same day of each monthly period thereafter, the sum of sixty-five dollars and 13/100 Dollars (\$65.13) and the balance of said principal sum due and payable on the 5 day of December, 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 12 % 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, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the South side of Willow Spring Drive, in the City of Greenville, being shown as Lot 6 on plat of Section 7, of East Highlands Estates, made by Dalton & Neves, Engineers, April 1959, recorded in the R.M.C. Office for Greenville County, S.C. in Plat Book MM, at Page 99, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the South side of Willow Spring Drive at joint front corner of Lots 5 and 6 and runs thence with the line of Lot 5, S.30-18E., 159.7 feet to an iron pin; thence S. 63-24 W., 70 feet to an iron pin; thence with the line of Lot 7, N. 30-16 W., 150 feet to an iron pin on the south side of Willow Spring Drive; thence along Willow Spring Drive, N. 55-19 E., 70 feet to the beginning corner; being the same conveyed to me by J.H. Mauldin, by H.N. Mauldin, attorney-in-fact, by deed dated November 12, 1959, recorded in the R.M.C. Office for Greenville County in Deed Vol. 639 at Page 145.

This is the same property that was conveyed to Rex E. Bradley on May 31, 1962 by William Russo. The deed is recorded in the R.M.C. Office Greenville County, Book 700 Page 03, Recorded June 8, 1962 at 4:57PM

4 a R. E. M. 5005

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