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REAL ESTATE MORTGAGE

BOOK 1441 PAGE 200

State of South Carolina, AUG 14 1978

County of Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

WHEREAS, we the said Richard C. Burton and Donna M. Burton hereinafter called Mortgagor, in and by our 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 five hundred five and 04/100 Dollars (\$2,505.04), with interest thereon payable in advance from date hereof at the rate of 12.50 % per annum; the principal of said note together with interest being due and payable in (60) Number

monthly installments as follows: (Monthly, Quarterly, Semiannual or Annual)

Beginning on August 31, 1978, and on the same day of each monthly period thereafter, the sum of Dollars (\$56.57)

and the balance of said principal sum due and payable on the 31st day of July, 1983.

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 12.50 % 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 piece, parcel and lot of land lying and being in Monaghan Mill Village and being more particularly described as Lot #57, Section 2, as shown on a plat entitled Subdivision for Victor-Monaghan Mills, Greenville, South Carolina, made by Pickell & Pickell on December 20, 1948 and recorded in the RMC Office for Greenville County in Plat Book S at Pages 179 through 181, inclusive. According to said plat the within described lot is also known as #12 Y.M.C.A. Street, and fronts thereon 99 feet.

This conveyance is made subject to all easements, rights-of-way, conditions and restrictions set forth in a deed of J.P. Stevens & Co., Inc. and recorded in Deeds Book 382 at Page 199 of the RMC Office for Greenville County, South Carolina.

Being the same property conveyed to the Grantors by John C. Wall by Deed dated April 27, 1968 and recorded in the RMC Office for Greenville County on April 29, 1968 in Deed Book 843 at Page 108.

Mortgagee's Address: C&S National Bank, P.O. Box 1449, Greenville, S.C. 29602



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