

GREENVILLE, S.C.

REAL ESTATE MORTGAGE

State of South Carolina

FEB 3 4 27 PM '81
JOHN S. TANKERSLEY
R.M.C.

LEATHERWOOD, WALTER, TRUD & HARRIS

County of GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

WHEREAS, they the said Keith A. Bridger and Edith C. Bridger, Guarantors, 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-Eight Thousand and no/100 Dollars (\$ 28,000.00), with interest thereon payable in advance from date hereof at the rate of 2% + prime per annum; the principal of said note together with interest being due and payable in 56 mo.

monthly installments as follows:
Beginning on February 20, 1981, and on the same day of each monthly period thereafter, the sum of Five Hundred and no/100 (\$500.00) plus interest and the balance of said principal sum due and payable on the 20th day of October, 1985.

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 prime + 2% 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 or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being on the northern and southern side of Altamont Road in Greenville County, South Carolina, being shown and designated as Tract No. 2 containing 2 acres, more or less, as shown on a plat entitled PROPERTY OF JAMES W. CAMPBELL made by Jones Engineering Service dated December 1, 1976, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Altamont Road at the southwestern-most corner of the within described property (said corner being the common corner of the within described property and property now or formerly belonging to Douglas M. Raines and Marcia C. Raines) and running thence N. 46-18 W. 115 feet to an iron pin; thence N. 9-34 W. 94.7 feet to an iron pin; thence N. 10-15 E. 44.3 feet to an iron pin; thence N. 49-48 E. 25 feet to an iron pin; thence N. 2-19 W. 220 feet to an iron pin in the center of Altamont Road; thence with the center of Altamont Road S. 61-47 E. 51 feet to an iron pin; thence continuing with the center of Altamont Road S. 76-59 E. 100 feet to an iron pin; thence turning and leaving Altamont Road S. 1-50 E. 168.7 feet to an iron pin; thence S. 68-30 E. 92.6 feet to an iron pin; thence S. 32-39 E. 68 feet to an iron pin; thence S. 12-26 W. 85.3 feet to an iron pin in the center of Altamont Road; thence with the center of Altamont Road S. 70-36 W. 174 feet to an iron pin, the point of beginning.

This is the same property conveyed to Keith A. Bridger and Edith C. Bridger by deed of James W. Campbell and Barbara A. Campbell and James W. Campbell Co., Inc. on the 3rd day of May, 1978 and recorded on May 4, 1978 in Book 1430 at page 980.

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