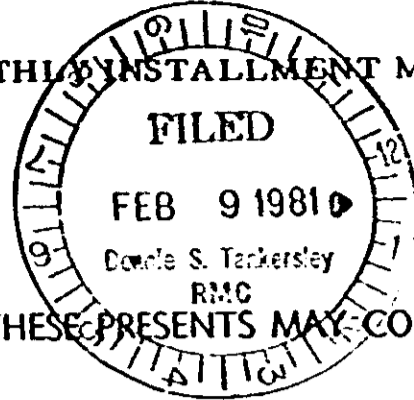


10

REAL ESTATE MONTHLY INSTALLMENT MORTGAGE

State of South Carolina,

County of Greenville



BOOK 1532 PAGE 123

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

Whereas, I, we the said Frank L. Mosteller hereinafter called Mortgagor, in and by my, 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, Greenville, S. C., hereinafter called Mortgagee, the sum of \$3,138.26 plus interest as stated in the note or obligation, being due and payable in 30 equal monthly installments commencing on the last day of February, 19 81, and on the same date of each successive month thereafter.

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 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 at 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:

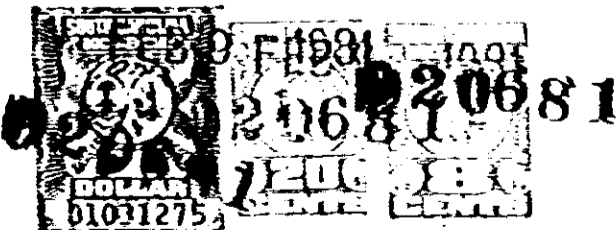
All that piece, parcel or lot of land with all buildings and improvements situate, lying and being on the northwestern side of Sunrise Drive in Greenville County, South Carolina being a portion of Sunrise Terrace, property of J. S. Jones shown on a plat made by Terry T. Dill on November 22, 1972, recorded in the R.M.C. Office for said County and State in Deed Book 964, Page 194 and being shown on a survey for Frank L. Mosteller made by Carolina Surveying Company dated February 16, 1977 recorded in the R.M.C. Office for Greenville County, S.C. in Plat Book 6-A, Page 48 as having the following metes and bounds, to-wit:

Beginning at an iron pin on the northwestern side of Sunrise Drive at the corner of Property of J. S. Jones, said iron pin being located 700 feet east from the intersection of Sunrise Drive with the center line of Taylors Road and Running Thence along Jones' property N. 18-45 W. 191.3 feet to a point on J.T. Boling; thence along the line of said property n. 70-22 E 100 feet to a new point; thence a new line through property of Wilbur A. Martin S. 18-45 E. 139.9 feet to a point on Sunrise Drive; thence along the northwestern side of Sunrise Drive S. 69-34 W. 100 feet to the point of beginning.

This is a portion of property conveyed to Frank L. Mosteller by deed of Wilbur A. Martin dated March 25, 1977 and recorded in deed book 1053 page 422.

Mortgagees address: C&S Bank P.O. Box 1449, Greenville, S.C. 29602

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