

State of South Carolina, S. TANKERSLEY  
R.P.C.

County of GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

WHEREAS, We, the said BARRINGTON B. JOHNSTONE and RUDOLPH G. JOHNSTONE, JR., 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 Forty-Six Thousand Five Hundred and no/100 Dollars (\$ 46,500.00 ), with interest thereon payable in advance from date hereof at the rate of 9 % per annum; the principal of said note together with interest being due and payable in (240) Two Hundred Forty Number monthly installments as follows:

[Monthly, Quarterly, Semi-annual or Annual]  
Beginning on September 15, 1974, and on the same day of each monthly period thereafter, the sum of Four Hundred Eighteen and 40/100 Dollars (\$ 418.40 ) and the balance of said principal sum due and payable on the 15th day of August, 1994.

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 9 % 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, together with all buildings and improvements thereon, situate, lying and being on the eastern side of North Main Street in the City of Greenville, Greenville County, South Carolina, being shown and designated as Lot No. 4 and the southern one-half of Lot No. 5 of Block H on a plat of Northgate made by C. M. Furman, Jr., Surveyor, dated June, 1926, revised by R. E. Dalton, Surveyor, in May, 1939, and recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book M, Page 13, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of North Main Street at the joint front corners of Lots Nos. 3 and 4 of Block H, said iron pin being 247.95 feet north from the northeastern corner of the intersection of North Main Street with East Avondale Drive and running thence along the line of Lot No. 3, S. 74-43 E. 200 feet to an iron pin; thence N. 15-17 E. 125 feet to an iron pin in the center of the rear line of Lot No. 5; thence through the center of Lot No. 5, N. 74-43 W. 200 feet to an iron pin on the eastern side of North Main Street in the center of the front line of Lot No. 5; thence along the eastern side of North Main Street, S. 15-17 W. 125 feet to an iron pin, the point of beginning.