

MORTGAGE.

State of South Carolina,

County of GREENVILLE

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To All Whom These Presents May Concern

Tony L. Grant and Maria Grant

hereinafter spoken of as the Mortgagor send greeting.

Whereas Tony L. Grant and Maria Grant the North Carolina National Bank is justly indebted to C. Douglas Wilson & Co., a corporation organized and existing under the laws of the United States hereinafter spoken of as the Mortgagee, in the sum of Thirty-Two Thousand Nine Hundred Fifty and No/100 Dollars

(\$ 32,950.00 ) lawful money of the United States which shall be legal tender in payment of all debts and dues, public and private, at the time of payment, secured to be paid by that one certain note or obligation, bearing even date herewith, conditioned for payment at the principal office of the said C. Douglas Wilson & Co., in the City of Greenville, S. C., or at such other place either within or without the State of South Carolina, as the owner of this obligation may from time to time designate, of the sum of

Two Hundred Sixty and 40/100 Dollars (\$ 260.40 )

with interest thereon from the date hereof at the rate of 8.8 per centum per annum, said interest to be paid on the 1st day of March 19 75 and thereafter said interest and principal sum to be paid in installments as follows: Beginning on the 1st day of March 19 75, and on the 1st day of each month thereafter the sum of \$ 260.40 to be applied on the interest and principal of said note, said payments to continue up to and including the 1st day of January, 2005, and the balance of said principal sum to be due and payable on the 1st day of February, 2005; the aforesaid monthly payments of \$ 260.40 each are to be applied first to interest at the rate of 8.8 per centum per annum on the principal sum of \$ 32,950.00 or so much thereof as shall from time to time remain unpaid and the balance of each monthly payment shall be applied on account of principal. Said principal and interest to be paid at the par of exchange and net to the obligee, it being thereby expressly agreed that the whole of the said principal sum shall become due after default in the payment of interest, taxes, assessments, water rate or insurance as hereinafter provided.

Now, Know All Men, that the said Mortgagor in consideration of the said debt and sum of money mentioned in the condition of the said note and for the better securing the payment of the said sum of money mentioned in the condition of the said note with the interest thereon, and also for and in consideration of the sum of One Dollar in hand paid by the said Mortgagee, the receipt whereof is hereby acknowledged, has granted, bargained, sold, conveyed and released and by these presents does grant, bargain, sell, convey and release unto the said Mortgagee and to its successors, legal representatives and assigns, forever, all that parcel, piece or lot of land with the buildings and improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, on the northwestern side of Amberwood Lane and being known and designated as Lot No. 38 of ADAMS MILL ESTATES Subdivision, plat of which is recorded in the RMC Office for Greenville County in Plat Book 4-R at Page 31, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the northwestern side of Amberwood Lane, joint front corner of Lots 38 and 39 and running thence with the common line of said Lots, N.65-44 W. 164.5 feet to an iron pin; thence N.25-47 E. 120 feet to an iron pin; thence S.57-05 E. 155.9 feet to an iron pin on the northwestern side of Amberwood Lane; thence with said Lane, S.32-55 W. 17.6 feet to an iron pin; thence continuing with said Lane, S.17-14 W. 79.8 feet to the point of beginning.

The mortgagor covenants to pay the premiums for mortgage loan insurance obtained as they become due and payable. In the event such premiums are payable annually, one-twelfth of such annual premium shall be paid with tax and insurance deposits and all of the covenants of the paragraph for such escrow deposits shall be applicable to the mortgage loan insurance premiums. In the event mortgagors fail to pay such premiums, or make such deposits, the mortgagee may make such advances therefor; such advances shall be due and payable on demand and shall be secured hereby. Failure to reimburse mortgagee for such advances shall, at the option of the mortgagee, constitute a default and shall accelerate the indebtedness secured hereby.

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