

State of South Carolina,

1344 103

County of Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

WHEREAS, we the said Donald M. Jordan & Barbara L. Jordan 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 hereafter called Mortgagee, in the full and just principal sum of four thousand five hundred and twenty one and 00/100 Dollars (\$ 4,521.00), with interest thereon payable in advance from date hereof at the rate of 11.75 % per annum; the principal of said note together with interest being due and payable in (4)

installments as follows:
Beginning on the last day of July 1975, 19 75, and on the same day of each successive period thereafter, the sum of one hundred twenty one and 00/100 Dollars (\$ 121.00) and the balance of said principal sum due and payable on the day of 19 .

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 % 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 thereof. Furthermore 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 certain piece, parcel or lot of land situate, lying and being in the State of S.C., County of Greenville, Paris Mountain Township, being shown and designated as a one-acre lot on a plat of the property of Catherine M. Burns prepared by J.C. Hill, L.C., July 9, 1952 and recorded in the R.S.C. Office for Greenville County in Plat Book 17 at Page 120 and having, according to said plat, the following vertices and bounds, to-wit:

Beginning at a point in the center of a county road, now known as Viewmont Dr., at the northeast corner of a 2.43-acre tract as shown on said plat and running thence along the line of said 2.43-acre tract; crossing an iron pin on the south side of said road, S. 29-10 feet to an iron pin; thence N. 71-54 W. 153 feet to an iron pin at the rear corner of a one-acre lot heretofore conveyed to Donald M. Jordan; thence along the line of that lot, N. 18-50 W. 235.0 feet to a point in the center of said road, witnessed by an iron pin on the southern edge; thence along the center of said road, S. 62 W. 77.9 feet to a point; thence continuing along the center of said road, S. 59 W. 69.7 feet to the beginning corner; being a portion of the property conveyed to Catherine M. Dodson formerly Catherine M. Burns, by Jesse M. Burns by deed dated July 14, 1952, recorded in the R.S.C. Office for Greenville County in Deed Vol. 459, page 116. The said Catherine M. Dodson died on May 2, 1967 leaving of force her last will and testament wherein she directed that the residue of her real property be sold and proceeds of sale divided among four named beneficiaries. This deed is executed under the authority of said will and Section 19-211 of the 1962 S.C. Code of Laws as amended. Furthermore, the estate of said Catherine M. Dodson is obligated to convey said land to the grantee herein pursuant to the terms of the contract by and between the said Catherine M. Dodson and the grantee herein dated April 7, 1966.