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State of South Carolina, SIMBURGANNERSLEY

County of Greenville

## TO ALL WHOM THESE PRESENTS MAY CONCERN:

**SEND GREETINGS:** 

the said Walter S. Griffin, hereinafter called Mortgagor, in and by my 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 (Monthly, Quarterly, Semilannual or Annual) 

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 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

Greenville , South Carolina, or at such other place as the office of the Mortgagee in 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, self and release unto the said Mortgagee the following described real estate, to-wit:

ALL that certain piece, parcel or lot of land, with the buildings and improvements thereon, lying and being at the easterly corner of the intersection of Laurens' Road and Industrial Drive, near the City of Greenville, S. C., being more particularly shown on a plat entitled "Survey of Portion of Pleasantburg Industrial Park", made by Piedmont Engineering Service, dated August 12, 1961, revised February 8, 1962, which plat is recorded in the RMC Office for Greenville County, S. C. in Plat Book CCC, page 113, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin at the easterly corner of the intersection of Laurens Road and Industrial Drive, and running thence along the southeasterly side of Industrial Drive N 37-49 E 115 feet to an iron pin; thence turning and running S 52-11 E 150 feet to an iron pin; thence turning and running S 37-49 W 115 feet to an iron pin on the northeasterly side of Laurens Road; thence turning and running along the northeasterly side of Laurens Road N 52-11 W 150 feet to an iron pin; the point of beginning.

\* payable on demand, with interest on the outstanding principal balance from date, at the rate of 2-1/2% per annum over the Citizens and Southern National Bank of South Carolina's prime interest rate, as adjusted monthly, to be computed and paid on the first of each month, in arrears for the preceding month until paid in full; all interest not paid when due to bear interest at same rate as principal.

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