



REAL ESTATE MORTGAGE

BOOK 1374 PAGE 928

State of South Carolina

County of Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

WHEREAS, we the said Ronald C. Bieker and Jeanne R. Bieker 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, hereinafter called Mortgagee, in the full and just principal sum of Four thousand four and 64/100 Dollars (\$ 4004.64 ), 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 ( 36 )

monthly installments as follows:

(Monthly, Quarterly, Semi-annual or Annual)

Beginning on September, 1976, and on the same day of each monthly period thereafter, the sum of One hundred thirty three and 71/100 Dollars (\$ 133.71 )

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 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 certain piece, parcel or lot of land with the buildings and and improvements thereon, lying and being at the southwesterly intersection of Newtonmore Road and Del Norte Boulevard being known and designated as Lot No. 104 on plat entitled "Del Norte Estates, Section No. 4" as recorded in the RMC Office for Greenville County, S.C. in Plat Book 4N page 10 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Newtonmore Road said pin being the joint front corner of Lots 103 and 104 and running thence with the common line of said lots S 6-00 W. 143.5 feet to an iron pin, the joint rear corner of Lots 103 and 104; thence S 84-35 E 121 feet to an iron pin on the westerly side of Del Norte Boulevard; thence with the westerly side of Del Norte Boulevard N 4-35 E 118.35 feet to an iron pin at the intersection of Newtonmore road and Del Norte Boulevard; thence N 39-59 W 35.65 feet to an iron pin on the southerly side of Newtonmore Road N 84-34 W 92.5 feet to an iron pin, the point of beginning.

This conveyance is subject to all restrictions, setback lines, roadways, easements and right of ways, if any affecting the above described property.

This is the same property conveyed to Ronald C. Bieker and Jeanne R. Bieker by Ellis Darby, Jr. and James A. Nelson on page 505 in volume # 927.

1-04-111-Real Estate Mortgage

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

(CONTINUED ON NEXT PAGE).

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