

State of South Carolina

County of GREENVILLE

REAL ESTATE MORTGAGE

Mortgagee's address:
Post Office Box 32
Easley, SC 29640

GREENVILLE
JUN 21 10 03 AM '83
R.M.C. EASLEY

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

WHEREAS, _____ the said Alfred C. Middleton and Renee Middleton hereinafter called Mortgagor, in and by Security agreement & certain Note or obligation bearing of Borgheresi & Middleton, Inc. d/b/a The Gunnery 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 Eighty-five thousand and no/100ths Dollars (\$ 85,000.00), with interest thereon payable in advance from date hereof at the rate of 13.00 % per annum; the principal of said note together with interest being due and payable in (11) Number of \$1,705.95 monthly installments/as follows:

[Monthly, Quarterly, Semi-annual or Annual]
Beginning on July 20, 1983, and on the same day of each month thereafter until 6-20-84 at which time ~~period thereafter, the sum of the entire outstanding principal balance and any accrued interest shall be due and payable in full~~ Dollars (\$ -----) ~~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 13.00 % 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 Easley, 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 on the northern side of Mountain View Avenue, in the City and County of Greenville, State of South Carolina, being shown and designated as Lot 18 and the eastern one-half of of Lot 14, Block A, of the Subdivision of the Buist Property, which plat is recorded in the RMC Office for Greenville County in Plat Book C-10 and having the following metes and bounds, to wit:

BEGINNING at an iron pin on the northern side of Mountain View Avenue, joint front corner of Lots 15 and 16, and running thence with the common line of said Lots N 9-45 E, 273 feet, more or less, to a 10 foot alley; thence with said alley N 72-30 W, 100 feet to an iron pin, joint rear corner of Lots 14 and 15; thence continuing with said alley N 72-40 W, 46.4 feet to a stake; thence with a new line through Lot 14 S, 11-42 W, 293.8 feet to an iron pin on Mountain View Avenue; thence with said Avenue S 80-15 E, 155 feet to the point of beginning.

DERIVATION: Deed of William P. Marshall and Susan P. Marshall recorded June 19, 1975 in Deed Book 1020 at page 63 in the Greenville County RMC Office.

This mortgage is junior and secondary in lien to that certain mortgage of William P. Marshall and Susan P. Marshall recorded June 14, 1974 in Mortgage Book 1313 at apge 652 in the Greenville Co. RMC.

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STATE OF SOUTH CAROLINA
RECORDS AND CLERK
EASLEY
MORTGAGE TAX \$ 34.00