

State of South Carolina,

VOL 1687 PAGE 38

County of Greenville

JUN 28 2 33 PM '85

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

WHEREAS, I the said YVONNE M. BENNETT 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 sum of Thirty-Two Thousand and no/100 Dollars (\$ 32,000.00), with interest thereon payable in advance from date hereof at the rate of 1 % per annum; the principal of said note together with interest being due and payable in (1) installments as follows:

(Monthly, Quarterly, Semi-annual or Annual)
Beginning on _____, 19____, and on the same day of each _____ period thereafter, the sum of _____ Dollars (\$ _____) and the balance of said principal sum due and payable on the 22nd day of April, 19 85.

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 1 % 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 all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the northern side of Compton Drive being shown and designated as Lot No. 15 on plat of Terra Pines Estates, Section 4, prepared by C. O. Riddle, R.L.S., dated January, 1967, recorded in the R.H.C. Office of the Greenville County Court House in Plat Book 000, Page 85 and being described according to said plat more particularly, to-wit: BEGINNING at an iron pin on the northern side of Compton Drive at the joint front corner of Lots 14 and 15 and running thence along said drive, S. 76-28 W. 68.1 feet to an iron pin; thence S. 56-42 W. 60 feet to an iron pin at the intersection of said drive and a 25-foot private easement; thence N. 79-16 E. 27.2 feet to an iron pin on the southern side of said private easement; thence N. 22-15 W. 362 feet to a point in Brushy Creek, the center line of said creek being the property line; thence along said creek the following courses and distances, N. 70-19 W. 92.2 feet, N. 86-42 W. 176.8 feet to a point at the joint rear corner of Lots 14 and 15; thence along the common line of said lots S. 3-07 E. 313 feet to an iron pin, the point beginning.

The above described property is conveyed subject to all restrictions, easements or rights-of-way existing or of record, and particularly those shown on the aforementioned plat which affect said property and that certain 25-foot sewage right-of-way owned by the Greenville County Sewer Authority and recorded in Deed Book 988 at Page 209.

This being the identical property conveyed to Yvonne M. Bennett by deed of Frank C. Bennett recorded November 28, 1975 in Book 1027 page 850 in the RMC Office for Greenville County.

MY COMMISSION EXPIRES 1-7-1985

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1-04-111-Real Estate Mortgage

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