

State of South Carolina,

County of Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JOHN S. GRINDLEY AND GLORIA L. GRINDLEY SEND GREETINGS:

WHEREAS, _____ the said John S. Grindley and Gloria L. Grindley, hereinafter called Mortgagor, in and by their 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 Ninety Five Thousand & no/100 Dollars (\$ 95,000.00),

as evidenced by that certain promissory note of the undersigned bearing even date herewith made payable to and delivered to Mortgagee, and the undersigned has agreed to pay the same with interest thereon according to the terms and conditions of said promissory note, which promissory note is specifically incorporated herein by reference and which promissory note provides for payments thereof in installments, the last of which is due on November 1, 2009.

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 13.50 % 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 piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 83 of a subdivision known as Stratton Place according to a plat entitled "Addition to Stratton Place" prepared by Piedmont Engineers, Architects and Planners, ~~XXXXXX~~, and recorded in the RMC Office for Greenville County in Plat Book 6-H at page 54, and having according to a more recent plat by Carolina Surveying Co., dated October 31, 1984,* the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint front corner of Lots No. 83 and 84, and running thence with the joint line of said lots, N. 33-21 E., 183.25 feet to an iron pin; thence turning and running with the joint line of Lots No. 83 and 82, S. 58-16 E., 111.1 feet to an iron pin; thence turning and running along the edge of Hudson Road, S. 7-15 W., 185 feet to an iron pin; thence turning and running with joint line of Lots No. 83 and 91, N. 82-45 W., 60 feet to an iron pin at the edge of Coventry Road in the cul-de-sac; thence with the curve of said road, the chords of which are: N. 13-14 W., 35 feet to a point; N. 54-26 W., 35 feet to a point; S. 86-27 W., 32.63 feet to an iron pin; thence continuing with the edge of Coventry Road, N. 56-08 W., 51.89 feet to an iron pin, the point of beginning.

This being the identical property conveyed to the Mortgagors by deed of W.M. Leslie, Inc. dated November 1, 1984, said deed to be recorded simultaneously herewith.

104-111-Real Estate Mortgage

and recorded in the RMC office to Greenville County in Plat Book 114, at Page 74.

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