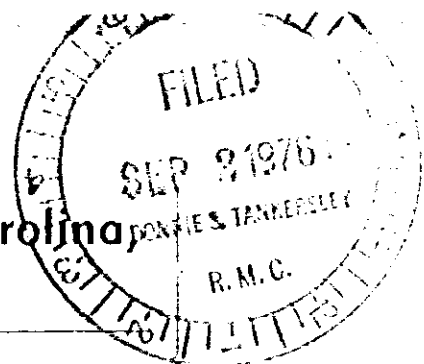


State of South Carolina

County of Greenville



REAL ESTATE MORTGAGE

300-1976-999

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

WHEREAS, I the said George W. Bagwell 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 Twelve Thousand Five Hundred and 00/100 Dollars (\$12,500.00), with interest thereon payable in advance from date hereof at the rate of 8.00 % per annum; the principal of said note together with interest being due and payable in (1) Number due in 60 days

(Monthly, Quarterly, Semiannual or Annual) installments as follows: Beginning on October 30, 19 76, and on the same day of each period thereafter, the sum of Twelve Thousand Five Hundred and 00/100 plus interest Dollars (\$) and the balance of said principal sum due and payable on the 30 day of October, 19 76.

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 piece, parcel or lot of land, with the buildings and improvements thereon situate, lying, and being in the City of Greenville, County of Greenville, State South Carolina, being known and designated as a portion of Lot 40, Section B Plat of Stone Land Co., plat of which is recorded in the RMC Office for Greenville County, S.C. in Plat Book A, pages 337-345, and having according to a plat of the Property of George W. Bagwell made by R.W. Dalton Engineer, September, 1960 the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of Townes Street at the corner of an alley and running thence along the alley N. 83-13 W 104.4 feet to an iron pin; thence S. 1-41 W. 100 feet to an iron pin; thence S. 83-13 E. 104.4 feet to an iron pin on Townes Street; thence along Townes Street N. 1-41 E. 100 feet to an iron pin, the point of beginning.

This being the same piece of property which was conveyed to George W. Bagwell by Myra C. Bagwell on November 25, 1969 and recorded in the Greenville County R.M.C. Office in Deed Book Volume 880 at Page 254 on December 1, 1969.

Mortgagee's Address: The Citizens and Southern National Bank of South Carolina, P.O. Box 1449, Greenville, S.C. 29602



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