



REAL ESTATE MORTGAGE  
1380-375

State of South Carolina  
County of Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

WHEREAS, we the said Joseph W. Sova and Sheila H. Sova 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 one thousand six hundred fifty-four and 71/100 Dollars (\$ 1,654.71), with interest thereon payable in advance from date hereof at the rate of 12.50% per annum; the principal of said note together with interest being due and payable in (24) Number

monthly installments as follows:  
(Monthly, Quarterly, Semiannual or Annual)  
Beginning on March 31, 19 77, and on the same day of each monthly period thereafter, the sum of Eighty and 39/100 Dollars (\$ 80.39) 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 piece, parcel or tract of land, together with buildings and improvements thereon, situate, lying and being in Greenville County, SC, in the town of Travelers Rest, being shown and designated on a Plat of the Property of J.W. Sova and Sheila H. Sova made by Carolina Engineering & Surveying Co., dated July 25, 1970, recorded in the RMC Office for Greenville, County, South Carolina, in Plat Book 4E, Page 197, and having according to said plat, the following metes and bounds:

Beginning at a point in the center line of the Tubbs Mountain Road at the corner of property now or formerly owned by E.M. Hanna, said iron pin being located 525 ft. Northwesterly from the center of Tubbs Mountain Rd. N 43 E 100 feet to an iron pin: thence S 62-58 W. 227 feet to an iron pin, the beginning corner.

This conveyance is made subject to any restrictions, rights of way, or easements that may appear of record on the recorded plat or on the premises.

This being the same property conveyed to the Grantor by deed recorded in RMC Office for Greenville, County, S C in Deed book 982, Page 384.

First mortgage conveyed from Clois Messick to Joseph W. and Sheila H. Sova by mortgage recorded in book 1021 of Deeds page 58 on July 11, 1975

104-111-Real Estate Mortgage



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