



State of South Carolina

County of Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

WHEREAS, I the said Eugene W. Seifried 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 Four Thousand Five and 64/100 Dollars (\$4,005.64*), with interest thereon payable in advance from date hereof at the rate of 11.75% per annum; the principal of said note together with interest being due and payable in (48) Forty-Eight

Monthly installments as follows: Beginning on July 1977, and on the same day of each Monthly period thereafter, the sum of One Hundred Nine and 97/100 Dollars (\$109.97) 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

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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:

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ALL that piece, parcel or lot of land, situate, lying and being on the west side of East Belvedere Road near the City of Greenville, State of South Carolina, known as Lot #30 on a plat of SOUTH FOREST ESTATES, made by Pickell & Pickell, Engineers, August 29, 1955, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book "CG", Page 181, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the west side of Belvedere Road, 25 feet from the center of the road, and running thence along said road S. 5-19 E. 90 feet to the corner of Lot 31; thence along the line of Lot 31, S. 84-41 W. 125 feet; thence N. 5-19 W. 90 feet to the rear corner of Lot 29; thence N. 84-41 E. 125 feet to the beginning corner.

This being the same piece of property which was conveyed to Eugene W. Seifried by Mary Ann Seifried on November 28, 1975, and recorded in the Greenville County Clerk's Office on December 1, 1976, in Deed Book 1047 at Page 108.

Mortgagee's Address: C&S National Bank P.O. Box 1449 Greenville, SC 29602



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