

ADDRESS OF MORTGAGEE:
P. O. Box 1449
Greenville, SC, 29602

FILED
GREENVILLE CO. S. C.

REAL ESTATE MORTGAGE

State of South Carolina

MAR 15 3 25 PM '78

DORRIS S. TANKERSLEY
R.M.C.

BOOK 1428 PAGE 9

County of GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

WHEREAS, we the said CHARLES W. WOFFORD and JAN B. WOFFORD hereinafter called Mortgagor, in and by that 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 Fifty Two Thousand and No/100 Dollars (\$ 52,000.00), with interest thereon payable in advance from date hereof at the rate of 8 % per annum; the principal of said note together with interest being due and payable in (120) monthly installments as follows:

Beginning on May 1, 1978, and on the same day of each monthly period thereafter, the sum of Four Hundred One and 44/100 Dollars (\$ 401.44) and the balance of said principal sum due and payable on the 1st day of April, 1988.

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 n/a % 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 those pieces, parcels or lots of land in the City of Greenville, County of Greenville, State of South Carolina, situate, lying and being on the Southern side of Wilderness Lane, being known and designated as Lots Numbers 60 and 61, on a Plat of Cleveland Forest, prepared by Dalton & Neves, dated May, 1940 and recorded in the RMC Office for Greenville County, S. C., in Plat Book "K" at Page 45-47, and having in the aggregate, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Southern side of Wilderness Lane, joint front corner of Lots 61 and 62 and running thence with the joint lines of said lots, S. 12-19 E 145.0 feet to an iron pin in the line of Lot No. 55; thence, with the joint rear line of said lots and Lot No. 55, S. 86-03 W. 93.5 feet to an iron pin; thence, S. 36-37 W. 15 feet to an iron pin on the Eastern side of Dogwood Lane; thence, with the Eastern side of Dogwood Lane, N. 32-34 W. 13.4 feet to an iron pin; thence, with the Eastern side of Dogwood Lane N. 34-04 W. 167.0 feet to an iron pin; thence, with the curve of the intersection of Dogwood Lane and Wilderness Lane, the chord of which is N. 28-36 E. 12.8 feet to an iron pin on the Southern side of Wilderness Lane; thence, with the Southern side of said Wilderness Lane S. 88-43 E. 105.0 feet to an iron pin; thence continuing with the Southern side of Wilderness Lane, N. 85-55 E. 60.0 feet to an iron pin, the point of BEGINNING.

This is the same property conveyed to the Mortgagor by James Miley Hicks by deed dated March 15, 1978 and recorded March 15, 1978 in the RMC Office for Greenville County, S. C. in Deed Book 1075, at Page 314.

1-04-111-Real Estate Mortgage

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