

GREENVILLE CO. S.C.  
JUN 30 12 12 PM '78  
JAMES L. TAYLOR, CLERK  
R.M.C.

BOOK 1436 PAGE 803

REAL ESTATE MORTGAGE

State of South Carolina,

County of GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

M. PAUL SERRIDGE AND BARBARA H. SERRIDGE SEND GREETINGS:

WHEREAS, we the said M. Paul Serridge and Barbara H. Serridge, 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 Seventy Five Thousand and No/100 Dollars (\$ 75,000.00 ), with interest thereon payable in advance from date hereof at the rate of 8 3/4 % per annum; the principal of said note together with interest being due and payable in ( 300 )

Monthly

installments as follows:

(Monthly, Quarterly, Semiannual or Annual)  
Beginning on August 1, 19 78, and on the same day of each monthly period thereafter, the sum of Six Hundred Seventeen and 25/100 Dollars (\$ 617.25 ) and the balance of said principal sum due and payable on the 1st day of July, ~~xxx~~ 2003

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 8 3/4% 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:

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ALL that certain piece, parcel or lot of land with the improvements thereon lying and being on the southwestern side of Sugar Creek Court, near the City of Greenville, South Carolina and being known and designated as Lot 89 on "Map No. Five of Sugar Creek" prepared by C.O. Riddle, Surveyor, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 6H, page 2, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin, joint front corner of Lots 88 and 89, S. 52-38 W. 150 feet to an iron pin; thence S. 37-22 E. 170 feet to an iron pin, joint corners of Lots 89 and 90; thence N. 21-56-45 E. 153.5 feet to an iron pin on Sugar Creek Court; thence along the curve of Sugar Creek Court, the chords of which are N. 32-00-20 W. 58.85 feet and N. 16-39-43 W. 35.36 feet to the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Cothran & Darby Builders, Inc., dated June 30, 1978 and recorded June 30, 1978 in the R.M.C. Office for Greenville County, S. C. in Deed Book 1083 at Page 239.

3.0001

104-111-Real Estate Mortgage

GREENVILLE SOUTH CAROLINA  
DOCUMENTARY  
STAMP TAX  
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