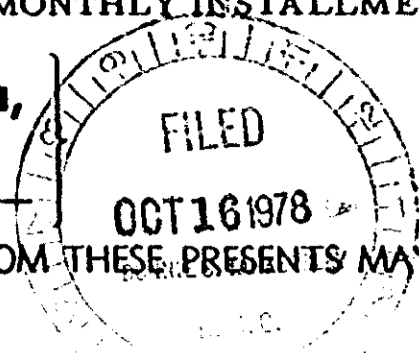


REAL ESTATE MONTHLY INSTALLMENT MORTGAGE

State of South Carolina,

BOOK 1447 PAGE 386

County of Greenville



TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

Whereas, I, we the said Shelby W. Chandler hereinafter called Mortgagor, in and by my, 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, Simpsonville, S. C., hereinafter called Mortgagee, the sum of \$4,360.74 plus interest as stated in the note or obligation, being due and payable in 60 equal monthly installments commencing on the 31st day of November, 1978, and on the same date of each successive month thereafter.

Said note provides that past due principal and/or interest shall bear interest at the rate of seven (7%) per cent per annum 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 at Simpsonville, 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 lot of land lying in the County of Greenville, State of South Carolina, in Austin Township, approximately two miles Northeast of the Town of Mauldin, consisting of one acre more or less, less a small lot previously conveyed by a prior grantor, and being more fully described as follows:

Beginning at a point in the road leading from Mauldin to Pelham, and running thence N. 4-30 E 158 ft. along said road to a point, thence N. 76-45 W. 155 ft. to a stake, thence S. 75-3/4 W 200 ft. to a stake; thence S. 4-30 W 60 ft. to stake on the line of Smith land; thence along said Smith line S. 76-45 E. 350 ft. to the beginning corner.

Less however that lot of land heretofore conveyed to J. W. Burns and Floria Burns, by deed recorded in the Greenville County RMC Office in Deed Book 234 at page 59, and having according to said deed the following metes and bounds:

Beginning at a pin on the line of land of Bessie Smith, and running thence N. 76-45 W 43ft. to a chinaberry tree; thence N. 40-30 E 60 ft. to a pin, thence S. 76-45 E. 46.5 ft. to a pin; thence S. 7-30 W. 80 ft. to the beginning corner.

This is the same property conveyed to the grantor herein by Ben Mahaffey on July 15, 1966 and recorded in the RMC Office for Greenville County in Deed Book 802 at page 394.

Mortgagees Address: C & S National Bank, P. O. Box 1449, Greenville, S. C. 29602.

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