

FILED
GREENVILLE CO. S.C.
NOV 1 2 25 PM '79
BONNIE S. TANKERSLEY
R.M.C.

REAL ESTATE MORTGAGE

State of South Carolina,
County of GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

WHEREAS, _____ the said Wade Hampton Properties, Inc.
hereinafter called Mortgagor, in and by Its 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 Hundred Thirty Five Thousand and No/100 Dollars (\$ 135,000.00),
with interest thereon payable in advance from date hereof at the rate of 12.75% per annum; the prin-
cipal of said note together with interest being due and payable in (72) _____

Monthly installments as follows:
Beginning on December 1, 19 79, and on the same day of
each Monthly period thereafter, the sum of
Two Thousand Six Hundred Ninety Two and 22/100 Dollars (\$ 2,692.22)
and the balance of said principal sum due and payable on the 1st day of November, 1985.

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 pres-
ents, 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 certain piece, parcel or lot of land, situate, lying and being
on the southeastern side of Wade Hampton Boulevard (U. S. Highway 29),
in the City of Greenville, County of Greenville, State of South Carolina,
being known as Pt. Panel "A" on plat entitled Survey for Jack E. Shaw,
made by Carolina Surveying Co., 9 Sept. 1975, and having according to
said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the southeastern side of Wade Hampton
Boulevard (U. S. Highway 29) at the joint front corner of Property of
Union Oil Co. of California and instant property and running thence
along the said Wade Hampton Boulevard N. 52-26 E. 105 feet to an iron
pin; thence along the line of northeastern portion Panel "A" S. 37-34
E. 200 feet to an iron pin; thence S. 52-26 W. 105 feet to an iron pin
in line of Panel "F"; thence N. 37-34 W. 200 feet to the point of
beginning. This being _____ parcel of land conveyed to the _____ by deed from

Key: 0340 January 3, 1978 and recorded in the
P.M.C. office Book 139 page 315.
in deed book 1071 at page 315.

GCTO -----
NO 179 1296

4.0001

104-111-Real Estate Mortgage

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