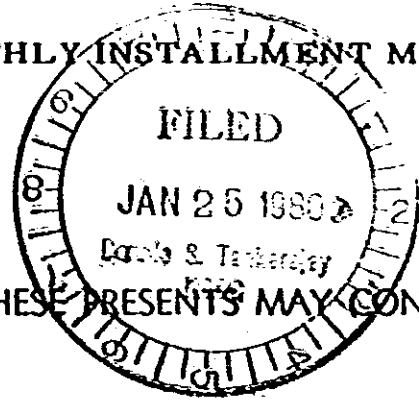


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REAL ESTATE MONTHLY INSTALLMENT MORTGAGE

State of South Carolina,

County of Greenville



TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

Whereas, I, we the said Eugene W. Seifried, 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, Greenville, S. C., hereinafter called Mortgagee, the sum of *\$3,803.06* plus interest as stated in the note or obligation, being due and payable in forty-eight (48) equal monthly installments commencing on the 29th day of February, 1980 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 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 that piece, parcel or lot of land, situated, 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 "GG", 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 k, 1976, in Deed Book 1047 at Page 108.

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

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