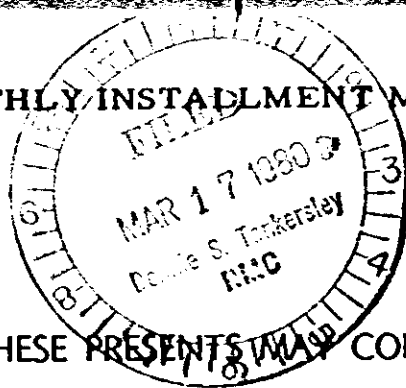


06

REAL ESTATE MONTHLY INSTALLMENT MORTGAGE

State of South Carolina,

County of Greenville



BOOK 1498 PAGE 198

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

Whereas, I, we the said Fred M and Janice E. Brooks, Sr. 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 \$3565.08 plus interest as stated in the note or obligation, being due and payable in thirty six equal monthly installments commencing on the last day of April, 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

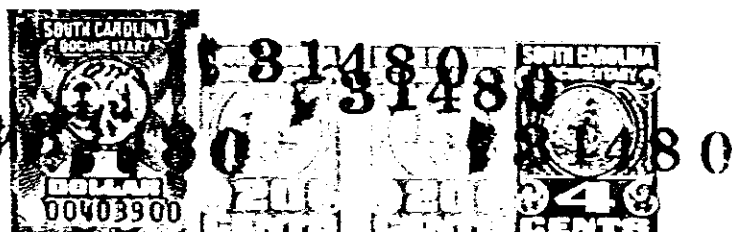
at the office of the Mortgagee at Greenville, South Carolina, or at such other place as the holder hereof may from time to time designate in writing.

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:

BEGINNING at an iron pin on the northwest side of Darwin Avenue at corner of lot 16 and running thence with the line of said lot, N. 57-30 W. 154.48 feet to an iron pin; thence N. 31-35 E. 50 feet to an iron pin, corner of Lot 18; thence with the line of said lot, S. 57-30 E. 155.35 feet to an iron pin on Darwin Avenue; thence with the northwest side of said Avenue., S. 32-30 W. 50 feet to the point of beginning. The Grantors are the sole heirs at law of T. W. Brown, deceased, who died intestate on Feb. 17, 1947. The above property was conveyed to the said T. W. Brown by deed recorded in Deed Book 223, at page 277.

This is the same property which was conveyed to Fred M. and Janice E. Brooks, Sr. by Nezzie G. Tollison, Lenora M. McDonald, Walter D. Brown, and Emma D. Brown, sole heirs at law of T. W. Brown, on August 17, 1961 and recorded in the Greenville County RMC Office on August 17, 1961 in Deed Book 681, Page 33.

Mortgagee's Address: The Citizens & Southern National Bank of SC Post Office Box 22380 Columbia, South Carolina 29222



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