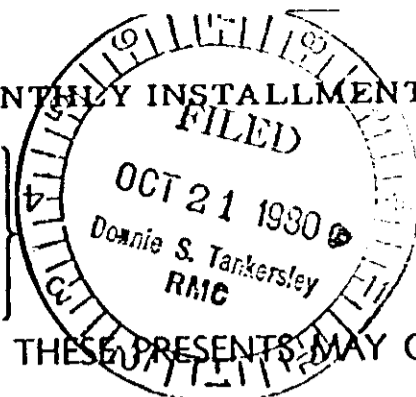


REAL ESTATE MONTHLY INSTALLMENT MORTGAGE

State of South Carolina,

County of Greenville



BOOK 1521 PAGE 491

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

Whereas, I, we the said Kenneth E. Spencer and Lorraine J. Spencer 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 \$6,059.44 plus interest as stated in the note or obligation, being due and payable in 84 equal monthly installments commencing on the 31st day of November, 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 in Fairview Township, Greenville County, State of SC and lying on the East side of Reedy River near Fork Shoals bridge, and on the North side of Fountain Inn Road, containing 15 acres more or less, with the following metes and bounds;

BEGINNING in the center of said river (near A.L. Tumblings corner) 75 links to iron pin on bank, iron wood trees as witnesses; thence parallel with R.L. Tumblings line (1 chain and 25 links from same) S. 16 E. 11.20 chains to stone on hill; thence S. 13-20 W. 6.34 to stone; thence S. 61 1/4 W. 7.75 to pin over pipe in Fountain Inn Road opposite Goldsmith Ave, see iron pin S. 52 W. 10 links on said road, thence with said road N. 36 1/2 W. 9.10 to center road, end river bridge; thence one chain to middle of river; thence up meanderings of river to the beginning---bounded by land of W.P. Nesbitt and T.R. Goldsmith.

This is the same property conveyed to Kenneth E. Spencer and Lorraine J. Spencer as shown in RMC Office of Greenville County, Vol. 1090 Page 857, filed on 4-4-79, from I. Carrie Hooper (formerly known as Carrie L. Thompson). Mortgagee's address: C&S National Bank of SC, PO Box 22380, Columbia SC 29222.

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