

1521 1005
REAL ESTATE MORTGAGE

State of South Carolina

County of GREENVILLE

GREENVILLE, S.C.
10 05 AM '80
KANNERSLEY
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

WHEREAS, We the said Mary Burgin and Arthur Harbin, Jr. hereinafter called Mortgagor, in and by 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, hereinafter called Mortgagee, in the full and just principal sum of Twelve Thousand and 00/100 Dollars (\$ 12,000.00), with interest thereon payable in advance from date hereof at the rate of 15.0 % per annum; the principal of said note together with interest being due and payable in (84) monthly installments as follows:

Beginning on December 1, 19 80, and on the same day of each month period thereafter, the sum of Two-Hundred-Thirty-One and 57/100 Dollars (\$ 231.57) and the balance of said principal sum due and payable on the 1st day of Nov., 19 87.

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 15.0 % 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 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 or parcel of land in Greenville County, State of South Carolina, as appears on plat of property of Mary Burgin, said plat having been made by Dalton & Neves January, 1970, and recorded in Plat Book 4-E, at Page 15, of the R.M.C. Office for Greenville County, being more particularly described according to said plat as follows:

BEGINNING at an iron pin on the northwesterly side of Boling Avenue, thence along Poinsett Highway due N. 178.3 feet to iron pin on right-of-way of Duke Power Company; thence, S. 86-14 E. 150 feet along said right-of-way to iron pin on Old Paris Mountain Road; thence along Old Paris Mountain Road, S. 22-11 W. 60.2 feet to iron pin; thence, S. 48-30 W. 169.7 feet along Boling Avenue to iron pin at point of beginning.

DERIVATION: This being the same property conveyed to the Mortgagor herein by Deed dated June 4, 1970 and recorded on June 5, 1970 from Lillie Boling Batson in Deed Book 891, at Page 313.

STATE OF SOUTH CAROLINA
DOCUMENTARY
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