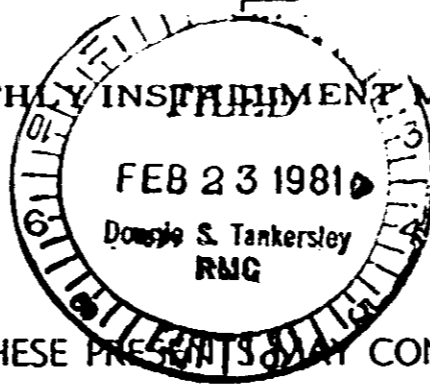


07

REAL ESTATE MONTHLY INSTALLMENT MORTGAGE

State of South Carolina,

County of Greenville



BOOK 1533 PAGE 333

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

Whereas, I, we the said Charles D. Cobb, Jr. and Karen H. Cobb 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 \$6558.64 plus interest as stated in the note or obligation, being due and payable in 84 equal monthly installments commencing on the 30 day of March, 19 81, 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:

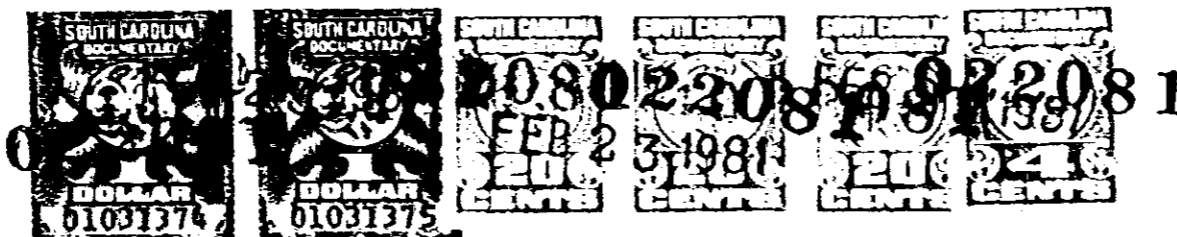
All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lot No. 61 on plat of Riverdale Subdivision, prepared by Dalton & Neves dated July, 1957, recorded in the RMC Office for Greenville County, South Carolina in Plat Book KK, page 107 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of South Valley Lane from Corner of Lots 61 and 62; thence turning and running with the common line of Lot 62 N 3-11 W 141.2 feet to an iron pin; thence turning and running along the rear of Lot 61 S 85-57 E 121 feet to an iron pin; thence turning and running with the common line of Lots 61 and 60 S 3-11 E 126 feet to an iron pin on the north side of South Valley Lane; thence running with the right of way of South Valley Lane S 85-49 120 feet to an iron pin, the point of beginning.

This conveyance is made subject to all easements of record, including but not limited to restrictions recorded in Deed Book 582, page 693 setback lines, roadways and rights of way, if any, affecting the above described property.

This is the same property conveyed to Charles D. Cobb, Jr. and Karen H. Cobb from Daniel J. Fraske and E. Jeanette Fraske and recorded in Book 1118, page 389 January 4, 1980.

C & S Bank P.O. Box 1449 Greenville, S.C. 29602



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