

REAL ESTATE MORTGAGE

State of South Carolina,

County of GREENVILLE

FILED
CO. S. C.
NOV 4 3 41 PM '82
JONN. TANKERSLEY
R.M.C.

BOOK 1587 PAGE 1

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

WHEREAS, it the said Spichtig, A. G., hereinafter called Mortgagor, in and by its 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 TWENTY FIVE THOUSAND AND NO/100ths Dollars (\$ 25,000.00), with interest thereon payable in advance from date hereof at the rate of 13.00% per annum; the principal of said note together with interest being due and payable in full twelve (12) months from date _____ installments as follows:

[Monthly, Quarterly, Semi annual or Annual]
Beginning on _____, 19____, and on the same day of each _____ period thereafter, the sum of _____ Dollars (\$ _____)

and the balance of said principal sum due and payable on the _____ day of _____, 19____.

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 13.00% 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 Greer, 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 of land in the State of South Carolina, County of Greenville, in Chick Springs Township, located about three miles south from the City of Greer, S. C. on the western side of the Old Pelham Road, and being shown as a 2.05 acre tract on a plat entitled, "Survey for Richard C. Kern & Dorothy Kern", dated August 14, 1978, prepared by Piedmont Engineers, Architects, Planners, Greenville, S. C., recorded in Plat Book 6-T at Page 86 and having such metes and bounds as appear by reference to said plat.

THIS is the identical property conveyed to the Mortgagor by deed of Richard C. Kern & Dorothy Kern on September 27, 1978 in Deed Book 1088 at Page 735 in the RMC Office for Greenville County.

STATE OF SOUTH CAROLINA
REGISTER OF DEEDS
DOCUMENTARY
STAMP
RECEIVED
NOV 4 1982

4328 RV.2