

REAL ESTATE MORTGAGE

State of South Carolina, FILED
GREENVILLE CO. S.C.
County of GREENVILLE MAY 14 4 25 PM '89

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TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

WHEREAS, We the said Robert M. Rosenfeld and Sandra R. Rosenfeld, hereinafter called Mortgagor, in and by that 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 Fifty Thousand and No/100----- Dollars (\$ 50,000.00),

as evidenced by that certain promissory note of the undersigned bearing even date herewith made payable to and delivered to Mortgagee, and the undersigned has agreed to pay the same with interest thereon according to the terms and conditions of said promissory note, which promissory note is specifically incorporated herein by reference and which promissory note provides for payments thereof in installments, the last of which is due on May 14, 1989.

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 Thirteen % 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:

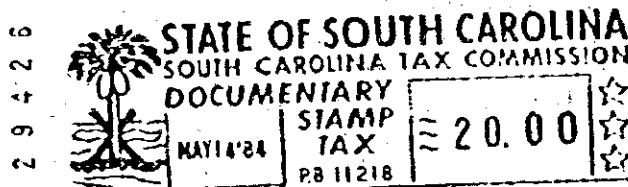
ALL that certain piece, parcel or lot of land in Greenville County, State of South Carolina, being shown as Lot No. 162 on a plat of the property of Botany Woods, Sector III, recorded in the FMC Office for Greenville County in Plat Book RR at Page 37, and described as follows:

BEGINNING at an iron pin on the western side of Wilmington Road, at the joint front corner of Lots #163 and #162, of Sector III, and running thence with the line of Lot #163, S. 88-30 W. 170 feet to iron pin; thence N. 10-37 W. 111.5 feet to iron pin at the joint rear corner of Lots #161 and #162; thence with the line of Lot #161, N. 87-00 E. 184.2 feet to iron pin on Wilmington Road; thence with said Wilmington Road, S. 3-21 E. 115 feet to the point of beginning.

Derivation: Katherine C. Roberson, Deed Book 1212 Page 533 recorded May 14, 1989.

071

4-111-Real Estate Mortgage



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