

REAL ESTATE MORTGAGE

State of South Carolina,

County of Greenville

VOL 1686 PAGE 989

2 59 PM '84

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, W. M. GOLDEN

SEND GREETINGS:

WHEREAS, I the said W. M. Golden hereinafter called Mortgagor, in and by my 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 no/100 Dollars (\$ 12,000.00), with interest thereon payable in advance from date hereof at the rate of 14.25 % per annum; the principal of said note together with interest being due and payable in (3) annual installments as shown on Real Estate Note executed simultaneously herewith, reference to which is hereby made.

Beginning on the 1st day of January 1984 and on the same day of each month thereafter, the sum of \$ 4,000.00 Dollars (\$ 4,000.00) and the balance of said principal sum and interest payable on the 1st day of each month thereafter.

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 % 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 Easley, 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 of my right, title interest and estate, both at law and in equity, present and future, on, in and to that certain tract or parcel of land in Grove Township, said County and State, containing four and one-half (4 1/2) acres, more or less, and adjoining lands now or formerly of W.V. Daves, R.A. Traynum, and others, and being on the East side of Highway #29, and having the following courses and distances, to-wit:

BEGINNING at iron pin at the corner of property now or formerly of Mrs. Sophie Daves; thence along her line southerly to iron pin at the corner of property now or formerly of R.A. Traynum; thence with his line Westerly to an iron pin at Highway #29; thence along said highway Northerly to iron pin (new corner); thence along the Daves line Easterly to the point of BEGINNING; and being the same conveyed to L.M. Golden (now deceased) by deed of R.V. Daves dated May 4th, 1948, and recorded in Deed Book 345, at page 343.

The above described property is subject to any and all easements and/or rights of way for roads, utilities, drainage, etc. as may appear of record and/or on the premises and to any and all restrictions, covenants or zoning ordinances affecting such property as may appear of record.

The above described property is the same conveyed to W.M. Golden herein by deed of Lola Belle Golden, et al. dated 6/12/51 recorded in Deed Book 438, at Page 295 and by deed of E. Inman, Master-in-Equity, dated 7/5/51 and recorded in Deed Book 437 at Page 503 in the R.M.C. Office for Greenville County, South Carolina.

ALSO: ALL that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Greenville, in Grove Township, lying adjacent to property now or formerly of Melton, Daves and others. This being the residue or remainder of the property transferred to W.V. Daves by deed of B.T. Smith, the 17th day of June, 1947 and recorded in the R.M.C. Office for Greenville County, South Carolina in

(CONTINUED ON BACK)

3690

4328-11-2