MORTGAGE OF REAL ESTATE—Prepared by Rainey, Fant & Horton, Attorneys at Laws Greenville, S. C. BOOK 1080 PAGE 554

The State of South Carolina,

COUNTY OF GREENVILLE

DEC 29 3 22 PM 1967

OLLIE FARTSWEATH
RUMON.

SEND GREETING:

Whereas, We , the said George W. Fricks and Sarah R. Fricks

hereinafter called the mortgagor(s) in and by Our certain promissory note in writing, of even date with these presents, are well and truly indebted to The South Carolina National Bank of Charleston, Greenville, South Carolina, Its Successors and Assigns,

hereinafter called the mortgagee(s), in the full and just sum of Three Thousand Three Hundred Thirteen

Beginning on the 15th day of January , 19 68 , and on the 15th day of each Month of each year thereafter the sum gist 55.23 ipal and incerest on the interest and principal of said note, said payments to continue which was a sum of the applied on the interest of the said payments to continue which was a sum of the said payments of the said payment of the

All installments of principal and all interest are payable in lawful money of the United States of America; and in the event default is made in the payment of any installment or installments, or any part hereof, as herein provided, the same shall bear simple interest from the date of such default until paid at the rate of seven (7%) per centum per annum.

And if any portion of principal or interest be at any time past due and unpaid, or if default be made in respect to any condition, agreement or convenant contained herein, then the whole amount evidenced by said note to become immediately due at the option of the holder thereof, who may sue thereon and foreclose this mortgage; and in case said note, after its maturity should be placed in the hands of an attorney for suit or collection, or if before its maturity it should be deemed by the holder thereof necessary for the protection of its interests to place, and the holder should place, the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises to pay all costs and expenses including ten (10%) per cent, of the indebtedness as attorney's fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW, KNOW ALL MEN, That We , the said mortgagor(s), in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee(s) according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to Us , the said mortgagor(s) in hand and truly paid by the said mortgagee(s) at and before the signing of these Presents, the receipt thereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said THE SOUTH CAROLINA NATIONAL BANK OF CHARLESTON, Greenville, S.C., Its Successors and Assigns forever:

ALL that certain piece, parcel or lot of land with all buildings and improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina in the Monaghan Mill Community, and being known and designated as Lot 96 of Section 2 on a plat of the subdivision of Victor-Monaghan Mills, Greenville, South Carolina made by Pickell and Pickell, Engineers, Greenville, South Carolina on December 20,1948, which plat is recorded in the RMC Office for Greenville County, S.C. in Plat Book S, pages179 through 181. Reference to said plat is herewith craved for a more complete description of the lot described herein. This property is known as No. 14 Speed Street and fronts 90 feet on that street.

This is the same property conveyed to George W. Fricks and Sarah R. Fricks by deed of J. P. Stevens and Company, Inc. dated May 1,1949 and recorded in the Greenville County RMC Office in Deed Book 382, page 250.