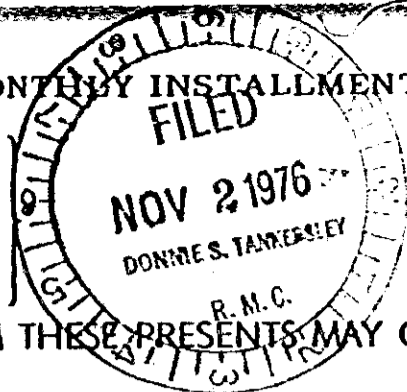


REAL ESTATE MONTHLY INSTALLMENT MORTGAGE

State of South Carolina,

BOOK 1382 PAGE 61

County of Greenville



TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

Whereas, I, we the said James Robert Kent and Darlene H. Kent

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 \$6,047.44 plus interest as stated in the note or obligation, being due and payable in 36 equal monthly installments commencing on the 15th day of December, 19 76 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.

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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 that certain piece, parcel or lot of land in the State of South Carolina, Greenville, County, Austin Township, in the City of Mauldin, lying on the southern side of Fairfield Drive, being shown and designated as Lot 110 on a plat of Glendale, prepared by C. O. Riddle, Registered Surveyor, dated May 1953, recorded in the R.M.C. Office for Greenville County in Plat Book QQ, page 77, and having, according to said plat, the following courses and distances, to-wit:

Beginning at an iron pin on the south side of Fairfield Drive at the joint front corner of Lots 110 and 111 as shown on the aforementioned plat and running thence with the south side of Fairfield Drive, S. 80-39E. 2.8 feet to an iron pin; thence with the curvature of the south side of Fairfield Drive (the chord of which is N. 86-57 E. 80.9 feet) to a point at the joint front corner of Lots 108 and 110; thence with the common line of said lots, S.42-44 E. 152.9 feet to an iron pin at the joint corner of Lots 108 and 110; thence S.11-16 W. 86.7 feet to an iron pin at the joint rear corner of Lots 109 and 110; thence N.78-44 W.22 feet to an iron pin at the joint rear corner of Lots 110 and 111; thence with the common line of said lots, N. 9-21 E. 155.9 feet to an iron pin, the point of beginning.

This is the same property that was conveyed from Earl Ward and Bobbie Alverson Ward to James Robert Kent on November 2, 1973. This deed is recorded in the RMC Office Greenville County, Book # 987 of Deeds page # 503.

Mortgagees Address: C & S National Bank, P. O. Box 1449, Greenville, S.C.



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