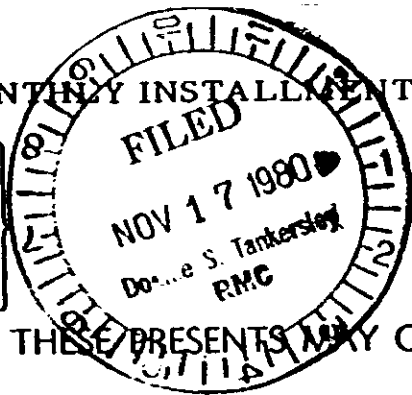


REAL ESTATE MONTHLY INSTALLMENT MORTGAGE

State of South Carolina,

County of Greenville



BOOK 1524 PAGE 720

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

Whereas, I, we the said BENJAMINE L. ABRAMS

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, SIMPSONVILLE, S. C., hereinafter called Mortgagee, the sum of 4196.80 plus interest as stated in the note or obligation, being due and payable in 36 equal monthly installments commencing on the 31<sup>st</sup> day of December, 1980, 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 Simpsonville, South Carolina, or at such other place as the holder hereof may from time to time designate in writing.

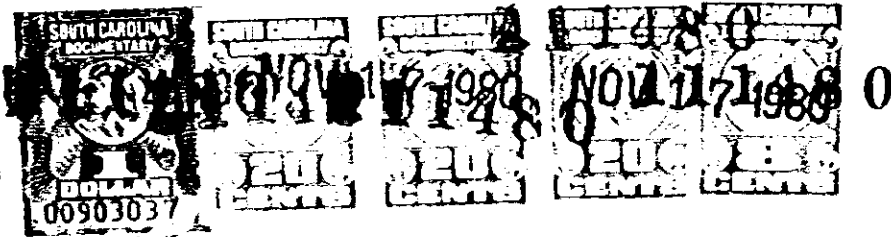
NOW, KNOW ALL MEN, that the said Mortgagor in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mortgagee according to the terms of the said Note; and also in consideration of the further sum of THREE DOLLARS, to the said Mortgagor 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 piece, parcel or lot of land situate lying and being in Oaklawn Township, Greenville County, South Carolina, being a portion of an 11 25/100 acre tract of land as shown on a plat of land of W. W. Woods, dated November 24, 1924, prepared by G. A. Ellis, surveyor, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book G. at Page 275, and having, according to a plat of property to be deeded to Ben Abrams prepared by J. Don Lee, surveyor, recorded in said RMC Office in Plat Book NN at page 166, the following metes and bounds:

BEGINNING at an iron pin approximately 3/10 of a mile North easterly from U. S. Highway 25 and being the southwestern corner of the above mentioned 11 25/100 acre tract of land and running thence N. 61-15 E. 274.9 feet to an iron pin; thence along a line of property of T. P. Chandler N. 43-28 W. 137.3 feet to an iron pin on the Southeastern edge of a County Road; thence along the Southeastern edge of said County Road S. 32-11 W. 274.4 feet to an iron pin, the beginning corner, and containing 0.4 of an acre, more or less, and being a part of the land conveyed to T. P. Chandler by Roy H. Bozeman, the receiver for the Bank of Commerce by deed dated August 20, 1930, and recorded in said RMC Office in Deed Book 156 at page 23.

THIS being the same piece of property conveyed to Benjamine L. Abrams by T. P. Chandler on August 5, 1958 recorded in Book 603, page 274 in RMC Office Greenville County, South Carolina.

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