

The State of South Carolina,
COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

EMIL A. PFISTER AND LAURA O. PFISTER

SEND GREETING:

Whereas, we, the said Emil A. Pfister and Laura O. Pfister-----

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 Southern Bank and Trust Company (Greenville, South Carolina Branch)-----

hereinafter called the mortgagee(s), in the full and just sum of Twenty Thousand and 00/100-----

----- DOLLARS (\$ 20,000.00), to be paid with interest on the unpaid principal computed from the date of each advance to the Undersigned at the rate of 7% per cent per annum (on 25% of the loan and 5 1/2% per cent per annum on 75% of the loan) payment to be made in installments as follows:

Three Hundred Thirty-one Dollars (\$331.00), payable monthly, beginning one month from the date hereof and Three Hundred Thirty-one (\$331.00) Dollars on the same day of each month thereafter, until the principal with interest to accrue thereon is fully paid; provided, however, unless sooner paid, the entire indebtedness shall be due and payable six years from the date hereof. Each said monthly installment, or any portion thereof, to be applied first to the payment of interest accrued to the date of receipt of said ~~monthly~~ installment and the balance, if any, as a credit to principal.

at the rate of ----- as set forth above----- percentum per annum, to be computed and paid ----- monthly ----- until paid in full; all interest not paid when due to bear interest at the same rate as principal.

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 covenant 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 Southern Bank and Trust Company, (Greenville, South Carolina Branch), Its Successors and Assigns, Forever:

ALL of that certain piece, parcel or lot of land, with improvements thereon, in the State of South Carolina, Greenville County, near the City of Greenville, lying on the west side of Bedford Lane, and being shown and designated as Lot No. 64 on a plat of Avon Park, prepared by C. C. Jones, R.L.S., dated December, 1956, and recorded in the R.M.C. Office for Greenville County in Plat Book KK, Page 71. Specific reference is made to the aforesaid plat for a more detailed description of this lot.

THIS is the same property conveyed to the Mortgagors herein by deed from Jack E. Shaw Builders, Inc., recorded in the R.M.C. Office for Greenville County in Deed Book 811, Page 401.

THIS is a second mortgage and is junior in lien to that mortgage given by Emil A. Pfister and Laura O. Pfister to Cameron-Brown Co. on December 30, 1966, in the principle amount of \$16,800.00. recorded in the R.M.C. Office for Greenville County in Mortgage Book 1047, Page 389.