

APR 24 2 53 PM '70

BOOK 1153 PAGE 374

OLLIE FARNSWORTH MORTGAGE  
CONSTANT MONTHLY PLAN  
R. M. C.

State of South Carolina,

County of GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

WHEREAS, we the said B. L. Montague Company, Inc. hereinafter called Mortgagor, in and by the certain Note or obligation bearing even date herewith, stand indebted, firmly held and bound unto THE CITIZENS AND SOUTHERN NATIONAL BANK OF SOUTH CAROLINA, Sumter, S.C. hereinafter called Mortgagee, in the full and just principal sum of Two hundred thousand and no/100 Dollars

(\$ 200,000.00) with interest thereon payable monthly in advance from date hereof at the rate of 10% per cent per annum; the principal of said note together with interest being due and payable in monthly installments as follows:

Beginning on the 1 day of October, 1970, and on the 1 day of each month thereafter the sum of Twenty-six hundred forty-three and 10/100 Dollars (\$ 2,643.10) and the balance of said principal sum due and payable on the 1 day of September, 1980. The aforesaid monthly payments of Twenty-six hundred forty-three and 10/100 Dollars

(\$ 2,643.10) each, are to be applied first to interest at the rate of 10 per cent per annum on the principal sum of Two hundred thousand and no/100 Dollars (\$ 200,000.00), or so much as shall from time to time remain unpaid, and the balance of each monthly installment shall be applied on account of principal.

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 Sumter, 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 certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in the City of Greenville, on the western side of S. C. Highway 291 (also known as North Pleasantburg Drive) and having according to a plat prepared by Dalton & Neves dated April 1970 the following metes and bounds, to-wit:

Beginning at an iron pin on the western side of South Carolina Highway 291 at a point 829.6 feet southwest from the intersection of said Highway and Tower Drive, and running thence along the line of property now or formerly owned by Max Heller N. 68-00 W. 300 feet to an iron pin; thence S. 22-00 W. 196.88 feet to an iron pin; thence S. 30-44 E. 43.49 feet to an iron pin; thence S. 26-33 E. 116 feet to an iron pin; thence S. 68-00 E. 178.45 feet to an iron pin on the western side of said S.C. Highway 291; thence along the western side of said highway N. 22-00 E. 300 feet to the point of beginning.

The above is the same property conveyed to the mortgagor by deeds recorded in the RMC Office for Greenville County, South Carolina in Deed Book 595, Page 373, and Deed Book 843, Page 247 less, however that portion sold to Rental Uniform Services in Deed Book 792, Page 432 and Deed Book 843, Page 231.

This Mortgage Assigned to: Palmetto State Life Insurance Company  
From The Citizens and Southern National Bank, S.C. Sumter, S.C.  
on 24th day of April, 1970, assignment recorded  
in Vol. 1167 of R. E. Mortgages on Page 73  
This 18 of September, 1970, # 6824