

REAL ESTATE MONTHLY INSTALLMENT MORTGAGE

State of South Carolina,

County of Greenville

RECORDED
DEC 27 1977

BOOK 1419 PAGE 548

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

Whereas, I, we the said Ramon AND Caridad Martinez 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 2231.92 plus interest as stated in the note or obligation, being due and payable in 30 equal monthly installments commencing on the last day of December, 1977, 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

NOW KNOW ALL MEN that the said Mortgagee in consideration of the sum of money aforesaid, and for the better security of the payment thereof to the said Mortgagee according to the terms of the said Note, and also in consideration of the sum of 2231.92 to the said Mortgagee, and truly said by the said Mortgagee at and before the signing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted bargained sold and conveyed and by these presents DO GRANT, bargain, sell and release unto the said Mortgagee the following described real estate, to-wit:

All those two certain pieces, parcels, or lots of land, situate, lying and being in Greenville County, South Carolina, in a subdivision known as Highland Terrace, and designated as Lots No. 10 & 11, in Block F of the plat of said subdivision, which plat is of record in the WIC Office for Greenville County in Plat Book F at pages 120, 121, 122 and said lots are described as follows:

Lot No. 10 : BEGINNING at a point in the southeast intersection of Fairview Ave. and Water Street, and running thence a curved line superintended by a cord which runs S. 75-00 E. 50.4 feet to the joint corner of Lots 10 & 11; thence along the joint line between Lots 10 & 11, S. 12-10 W. 150.9 feet to their joint rear corner on an alley; thence along the northern edge of said alley N. 70-00 W. 45.8 feet to corner on the eastern edge of Water St.; thence along the edge of Water St. N. 16-32 E. 144.6 feet to the point of beginning and being the same lot conveyed to me by deed from Lucy L. Hinman, dated 1/11/77 and recorded in the WIC Office aforesaid in Deed Book 306, pg 426;

Lot No. 11 : Beginning at a point on the south side of Fairview Ave., 50 feet east of the southeastern intersection of Water St. and Fairview Ave. and running thence with the south side of Fairview Ave. S. 70-17 E. 40 feet to an iron pin, joint corner of Lots 11 & 12; thence along the joint line of Lots 11 & 12, S. 21-00 W. 151.3 feet to an iron pin on a fifteen foot alley; thence along said alley N. 70-00 W. 43 feet to a point, joint corner of Lots 10 & 11; thence along the joint line of Lots 10 & 11 N. 12-10 E. 150.9 feet to the beginning corner on Fairview Ave.

This being the same pieces of property conveyed to Ramon and Caridad Martinez by Lois Fulmer Brown on January 30, 1971 and recorded in Deed Book 213 page 351 in the Greenville County WIC Office.

Grantors Address: C & S National Bank PO Box 1449 Greenville, SC 29602



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