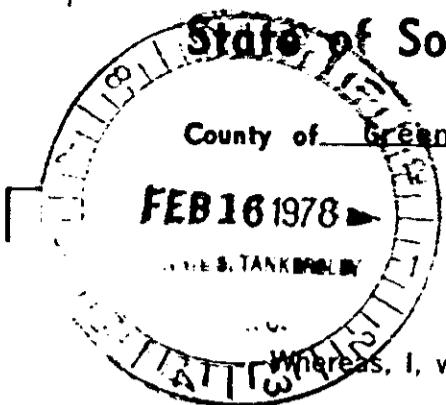
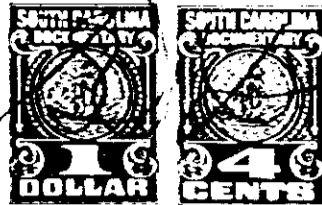


REAL ESTATE MONTHLY INSTALLMENT MORTGAGE



State of South Carolina,

County of Greenville



BOOK 1423 PAGE 500

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

Whereas, I, we the said Sarah Lou Grubbs
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 \$2,535.04
plus interest as stated in the note or obligation, being due and payable in 84 equal
monthly installments commencing on the 31 day of March, 1978, 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 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, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot #5, Sundown Circle, Peppertree Subdivision, Section #1, as shown on a plat dated February 17, 1972, recorded in Plat Book 4N at Page 72, and having, according to said plat, the following metes and bounds, to wit:

Beginning at a point located on the western side of the right-of-way of Sundown Circle, a joint corner of Lots #4 and #5; thence S. 73-06 W. 134.8 feet to a point; thence N. 15-52 W. 84.2 feet to a point; thence N. 74-58 E. 140.0 feet to a point on said right-of-way; thence along said right-of-way S. 11-00 E. 60.0 Feet to a point; thence S. 16-00 E. 20.0 feet to the point of beginning.

This property is subject to the Declaration of Covenants, Conditions and Restrictions recorded in the Office of the RMC for Greenville County in Deed Book 978 at page 895, and any other restrictions, easements and rights-of-way of record.

As partial consideration for this conveyance, the Grantee hereby assumes and agrees to pay the note and mortgage of the Grantor to Carolina National Mortgage Investment Co., Inc., recorded in said office in Mortgage Book 1284 at Page 418, the outstanding balance of which is \$31,948.00.

This mortgage was originally granted to said Mortgagee by James Allan Johnson and Gladys E. T. Johnson, and was assumed by Grantor in the deed whereby the property was conveyed to Grantor recorded in Deed Book 993 at Page 266.

This is the same property conveyed to the Grantor by Deed dated February 1, 1974 and recorded in Deed Book 993 at Page 266.

This is the same property conveyed to Sarah Lou Grubbs by John Crosland Company recorded June 10 in Vol. 1000 Page 814.

Mortgagees Address: C & S National Bank, P. O. Box 1449, Columbia, S. C. 29602.

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