

Mortgagee's Address: P. O. Box 1449, Greenville, S.C. 29603
GREENVILLE CO. S.C. REAL ESTATE MORTGAGE

State of South Carolina,

County of GREENVILLE

SEP 23 4 05 PM '78
COUNTY CLERK
RMC

BOOK 1444 PAGE 893

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

WHEREAS, WE the said Daniel G. Giron and Michelle P. Giron
hereinafter called Mortgagor, in and by that certain Note or obligation bearing
even date herewith, stand indebted, firmly held and bound unto THE CITIZENS AND SOUTHERN
NATIONAL BANK OF SOUTH CAROLINA, hereinafter called Mortgagee, in the full and just principal
sum of Eighty Three Thousand Four Hundred Seventy Dollars (\$83,475.00),
Five and No/100
with interest thereon payable in advance from date hereof at the rate of 9 3/4 % per annum; the prin-
cipal of said note together with interest being due and payable in (300) Monthly
Number

installments as follows:
[Monthly, Quarterly, Semiannual or Annual]
Beginning on November 1, 1978, and on the same day of
each monthly period thereafter, the sum of
Seven Hundred Forty Four and 60/100-----Dollars (\$ 744.60)
and the balance of said principal sum due and payable on the 1st day of October, 2003

The aforesaid payments are to be applied first to interest at the rate stipulated above and the balance
on account of unpaid principal. Provided, that upon the sale, assignment, transfer or assumption of this
mortgage to or by a third party without the written consent of the Bank, the entire unpaid balance of the
note secured by this mortgage, with accrued interest, shall become due and payable in full or may, at
the Bank's option, be continued on such terms, conditions, and rates of interest as may be acceptable
to the Bank.

Said note provides that past due principal and/or interest shall bear interest at the rate of _____%
per annum, or if left blank, at the maximum legal rate in South Carolina, 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 in 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 pres-
ents, 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 the improvements thereon
lying and being on the eastern side of Briarcreek Road, near the City of
Greenville, South Carolina, and being designated as Lot 106 on Map No. 5
of Sugar Creek as recorded in the RMC Office for Greenville County, South
Carolina in Plat Book 6H, Page 2, having the following metes and bounds,
to-wit:

BEGINNING at an iron pin on Briarcreek Road, joint corner of Lots 349 and
106; thence S. 45-00 E. 156.41 feet to an iron pin; thence S. 38-42-43 W.
105.64 feet to an iron pin, joint corner Lots 106 and 105; thence N.45-00W.
167.98 feet to an iron pin; thence N.45-00 E. 105 feet to the point of
beginning.

This is the same property conveyed to the mortgagors by deed of Cothran
& Darby Builders, Inc., dated September 20, 1978 and recorded September
20, 1978 in the Office of the RMC for Greenville County, South Carolina
in Deed Book 1087 at Page 276.

GCTO -----2 SE20 78 937

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1-04-111-Real Estate Mortgage

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
TAX
SEP 20 1978
33.40
FB. 11213

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