



REAL ESTATE MORTGAGE



State of South Carolina,  
County of Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

WHEREAS, I the said Marie F. Balentine hereinafter called Mortgagor, in and by my 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 Two Thousand and Six and 84/100 Dollars (\$2,006.84), with interest thereon payable in advance from date hereof at the rate of 13.50% per annum; the principal of said note together with interest being due and payable in (12) monthly

installments as follows:  
(Monthly, Quarterly, Semiannual or Annual)  
Beginning on January 15, 1980, and on the same day of each monthly period thereafter, the sum of One Hundred Eighty and 58/100 Dollars (\$180.58) and the balance of said principal sum due and payable on the day of 19

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 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 situate, lying and being at the Northeast corner of the intersection of Old Spartanburg Road, now E. North Street Extension, and a 40-foot unnamed street near the City of Greenville (now in the City of Greenville), in the County of Greenville, State of South Carolina, being shown as Lot No. 54, Block E, on plat of property of Corrine T. Bates as Trustee, made by Pickell & Pickell, Engineers, May, 1946 and having according to said plat the following metes and bounds:

BEGINNING at an iron pin at the Northeast corner of the intersection of Old Spartanburg Road (now E. North Street Extension) and a 40-foot unnamed street and running thence along the East side of said unnamed street N 31-00 W. 200 feet to iron pin; thence N. 56-37 E. 100.8 feet to iron pin; thence with line of lot No. 55, S. 28-30 E. 200 feet to iron pin on North side of Old Spartanburg Road (now E. North Street Extension); thence with North side of Old Spartanbrug Road (now E. North Street Extension) S. 56-37 W. 100 feet to the point of beginning.

The Above conveyance is made subject to any and all recorded easements rights of way and restrictions affecting said property.

This being the same piece of property which was conveyed to Marie F. Balentine by James C. Balentine on April 10, 1973, and recorded in the Greenville County Clerk's office on April 11, 1973 in Deed Book 972 at page 429.

Grantee's Address 2001 E. North Street Greenville, S. C. 29607

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

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104-111-Real Estate Mortgage

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