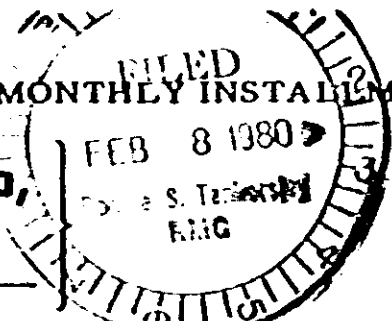


REAL ESTATE MONTHLY INSTALLMENT MORTGAGE

State of South Carolina

County of Greenville



1435 136

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

Whereas, I, we the said Ronnie F. Childers and Linda H. Childers 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, Simpsonville, S. C., hereinafter called Mortgagee, the sum of \$5277.27 plus interest as stated in the note or obligation, being due and payable in 48 equal monthly installments commencing on the 31 day of March, 1980, 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 Simpsonville, 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:

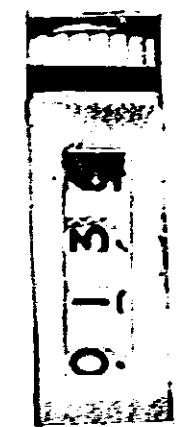
All that certain piece, parcel or lot of land situate, lying and being on the northwestern side of Chicamaugua Lane in the County of Greenville, State of South Carolina being shown and designated as Lot 71 on a plat entitled Powderhorn, Section 2 recorded in the RMC Office for Greenville County in Plat Book 6H, Page 9 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on the northwestern side of Chicamaugua Lane at the joint front corner of Lots 70 and 71 and running thence along the northwestern side of Chicamaugua Lane, S. 30-00 W. 53 feet, and S. 17-56 W. 21-5 feet to a point in the line of Open Area between Lots 71 and 72; thence leaving Chicamaugua Lane and running N. 70-30 W. 151.85 feet to a point in the line of the Open Area between Section 1 and Section 2; thence with such line, N. 32-00 E. 108 feet to a point at the joint rear corner of Lots 70 and 71; thence with the common line of said lots, S 57-28 E. 141.2 feet to a point on the northwestern side of Chicamaugua Lane, the point of beginning; and being a portion of the property conveyed to the grantor herein by deed of the Kenyon Place Dye Works, Inc. recorded October 16, 1972 in the RMC Office for Greenville County in Deed Book 958, Page 27.

This is the same property conveyed to Ronnie F. Childers from American Service Corporation of S.C. dated February 16, 1979 recorded in the RMC Office for Greenville County in Deed Book 1097 at page 177 on February 20, 1979.

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

SC 1069 FEB 8 1980



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