

State of South Carolina,

County of Greenville

S. C.

JUN 1 1982

RECORDED

' TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

WHEREAS, we the said Charles W. Wofford and Jan B. Wofford 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 One Hundred Forty-six Thousand and No/100 Dollars (\$ 146,000.00 ), with interest thereon payable in advance from date hereof at the rate of 13.4 % per annum; the principal of said note together with interest being due and payable

Interest only on the outstanding principal balance for a period of one year with monthly interest payments commencing June 1, 1982 with the entire outstanding balance of said principal sum, together with interest thereon being due and payable on the 1st day of May, 1983.

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 piece, parcel or lot of land situate, lying and being on the easterly side of Woodland Way in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as portion of Lot No. 220 and 221, as shown on a plat of Cleveland Forest prepared by Dalton & Neves, dated May 1940, revised through October, 1950, recorded in the RMC Office for Greenville County, S.C. in Plat Book M at Pages 56 and 57, and having according to said Plat, the following metes and bounds, to-wit:

Beginning at a point on the Easterly side of Woodland Way, which point is located 50 feet in a Southwesterly direction from the joint front corner of Lots nos. 219 and 220 and running thence with the Easterly side of Woodland Way, S 28-14 W 50 feet to an iron pin at the joint front corner of Lots nos. 220 and 221; thence continuing with the Easterly side of Woodland Way, S 28-14 W 30 feet to an iron pin at the intersection of Woodland Way and Knollwood Lane; thence with the Easterly side of Knollwood Lane, the following courses and distances; S 5-48 E 50 feet to an iron pin; thence S 20-05 E 80 feet to an iron pin; thence S 42-46 E 70 feet to an iron pin at the intersection of Knollwood Lane and Dogwood Lane; thence with the westerly side of Dogwood Lane, the following courses and distances: N 59-13 E 37 feet to an iron pin; thence N 40-08 E 125 feet to an iron pin at the joint corner of Lots nos. 220 and 221; thence N 24-13 E 47.5 feet to an iron pin; thence with a new line through Lot No. 220 dividing said lot in half, N 62-47 W 197 feet to an iron pin on the Easterly side of Woodland Way.

This conveyance is subject to all restrictions, set back lines, easements, rights of way, if any, affecting the above described property.

This being the same property conveyed to Rufus B. Darby and Ann G. Darby by deed of Martha T. Whittier dated January 27, 1978, recorded January 30, 1978 in Deed Book 1072, 1-04-111-Real Estate Mortgage page 785, office of the RMC for Greenville County, S.C.

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