

AUG 23 10 20 AM '72

ELIZABETH RIDDLE
R.M.C.

State of South Carolina,

County of GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

CHARLES A. EWELL and VERNA W. EWELL

SEND GREETINGS:

WHEREAS, we the said Charles A. Ewell and Verna W. Ewell hereinafter called Mortgagor, in and by 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, hereinafter called Mortgagee, in the full and just principal sum of TWENTY FIVE THOUSAND FOUR HUNDRED FIFTY Dollars (\$ 25,450.00), with interest thereon payable in advance from date hereof at the rate of 7 % per annum; the principal of said note together with interest being due and payable in (1)

Number One installments as follows:

[Monthly, Quarterly, Semi-annual or Annual]

~~Beginning on the 11th day of September 1972, the sum of \$25,450.00 shall be paid to the Mortgagee in the form of one installment, the sum of \$25,450.00, on the 11th day of September 1972.~~
the entire amount of principal and interest ~~on the 11th day of September 1972.~~
and the balance of said principal sum due and payable on the 11th day of September 1972.

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 7 % 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, together with buildings and improvements, situate, lying and being on the Western side of Brittany Drive in Butler Township, Greenville County, South Carolina, being shown and designated as Lot No. 145-C on a Plat of an Addition to Sector III of Botany Woods Inc., recorded in the RMC Office for Greenville County, South Carolina in Plat Book AAA, Page 163, reference to which is hereby craved for the metes and bounds thereof, being the same property conveyed to the Mortgagors herein by deed of James M. and Ann S. Lane recorded in the RMC Office for Greenville County, South Carolina in Deed Book 925, Page 395.

The within mortgage is junior in lien to a first mortgage covering the above described property owned by First Federal Savings and Loan Association of Greenville, S. C., in the original sum of \$40,000.00 recorded in the RMC Office for said County and State in Mortgage Book 952, page 182.