

REAL ESTATE MORTGAGE

State of South Carolina,

BOOK 1357 PAGE 715

County of Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

WHEREAS, we the said Raymond P. Stewart and Frances G. Stewart, 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 Six Thousand Six and 94/100's Dollars (\$ 6,006.94), with interest thereon payable in advance from date hereof at the rate of 12.36 % per annum; the principal of said note together with interest being due and payable in (60) Number

Monthly

(Monthly, Quarterly, Semi-annual or Annual)

installments as follows:

Beginning on January, 1976, and on the same day of each successive period thereafter, the sum of One Hundred Forty and 81/100's Dollars (\$ 140.81) 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 piece, parcel or lot of land situate, lying and being on the Northern side of Stratton Place near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 24 as shown on a plat of Huntington (Sheet No.1), prepared by Piedmont Engineers & Architects, dated May 4, 1968, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book WW at page 23, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the Northern side of Stratton Place at the joint front corner of Lots Nos. 23A and 24, and running thence with the line of Lot No. 23A N. 9-49 E. 376.5 feet to an iron pin in the rear line of Lot No. 72; thence with the rear lines of Lots Nos. 72 and 27 S. 86-03 W. 330.0 feet to an iron pin at the joint rear corner of Lots Nos. 24 and 25; thence with the line of Lot No. 25 S. 7-32 E. 324.6 feet to an iron pin on the Northern side of Stratton Place; thence with the Northern side of Stratton Place the following courses and distances: S. 89-05 E. 100.4 feet to an iron pin, thence S. 79-25 E. 110.0 feet to an iron pin, thence S. 71-56 E. 14.6 feet to the point of beginning.

The premises hereinabove described are conveyed subject to the following:
1. Restrictions and protective covenants recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 740 at page 269 and in Deed Book 815 at page 313; however, the minimum front setback line applicable to the above described lot shall be 100 feet instead of 75 feet as provided in said restrictions.

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2. All roadways, easements, and rights of way, if any, affecting the above described property.

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