



State of South Carolina

County of Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

WHEREAS, I the said Wade W. Coones 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 four and 84/100-----Dollars (\$2004.84), with interest thereon payable in advance from date hereof at the rate of 11.00% per annum; the principal of said note together with interest being due and payable in (36) monthly installments as follows:

Beginning on September 19 77, and on the same day of each successive period thereafter, the sum of Sixty - seven and 71/100-----Dollars (\$ 67.71) 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 in the Austin Township, County of Greenville, State of S. C. and being designated as Lot No. 5 according to a plat of property of J. T. Massey prepared by W.J. Riddle in May of 1948, and having the following metes and bounds according to a plat prepared for Wade W. Coones on March --, 1970, by Carolina Engineering Company and which is recorded in Plat Book ___ at Page ___ in the R. M. C. Office for Greenville County, to-wit:

BEGINNING at an iron pin at the joint corner of Lots Nos. 6 and 7 on Sunset Drive and running thence with Sunset Dr. N. 62-35 E. 100 feet to an iron pin at the corner of Lot No. 5; thence with the line of said lot S. 27-25 E. 200 feet to an iron pin; thence S. 62-35 W. 100 feet to an iron pin, joint rear Corner of Lots 6 and 7; thence with the joint line of the said lots N. 27-25 W. 200 feet to the point of beginning.

This deed is made subject to any restrictions and easements that may appear on record, on the recorded plat, or on the premises.

This being the same property conveyed to Wade W. Coones from William M. Burdett on April 7, 1970 and recorded in Book 887 of Deeds, page 369.



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