REAL ESTATE MONTHLY INSTALLMENT MORTGAGE

State of South Carolina,

JOONNIE STANNERSLEY

90GN 1536 PAGE 49

Greenville County of____

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

Whereas, I, we the said <u>Chester A. Smith</u> , hereinafter called Mortgagor, in and by my, our cer	tain note or obligation bearing	even date herewith,
stand indebted, firmly held and bound unto the Citiz Greenville, S. C., hereinafter call plus interest as stated in the note or obligation, bei	ed Mortgagee, the sum of $\frac{\$^2}{2}$	42,102.88
monthly installments commencing on the31st_ day of		
same date of each successive month thereafter.	pocomini sta viscai	OTH CAROLINA NEL LORS IN

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

_____, South Carolina, or at such other place as at the office of the Mortgagee at ___Greenville_ 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, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, containing 9.57 acres, on the eastern side of Old Grove Road, being shown and designated on May 21, 1980, prepared by Piedmont Engineers-Architects-Planners, recorded in Plat Book 8-A at page 9 and being described more particularly, according to said plat, to wit:

BEGINNING at a nail and cap in the center of Old Grove Road at the joint corner of the within described property and property now or formerly of Margaret Trammell and running thence along the common line of said property S. 82-00 E. 624.1 feet to an iron pin in the common line of the within described property and property now or formerly of Harrison Trammell, Jr., thence S. 3-26-21 E. 637.62 feet to an iron pin in the common line of property now or formerly belonging to W.H. Trammell; thence N. 87-6-50 W. 640.26 feet to a nail and cap in the center of Old Grove Road; thence along the center of said Road N. 2-09-59 W. 135.8 feet to a nail and cap; thence N. 1-10-11 W. 557.53 feet to a nail and cap, the point of beginning.

This is the same property conveyed to Chester A. Smith, III and Margaret E. Smith by virtue of a deed from Margaret B. Trammell and The Citizens and Southern National Bank Of South Caro.ina as Co-Executors and Trustees under the Will of W. Harrison Trammell, Jr., dated 5-30-80 and recorded in Deed Book 1126 page 695 on 5-30-80.

Mortgagees address; C&S National Bank, PO Box 1449, Greenville, SC 29602