

REAL ESTATE MORTGAGE

BOOK 1314 PAGE 593

State of South Carolina,

County of Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

WHEREAS, I/We the said Thomas W. Ackerman and Linda Faye Ackerman 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 Two Thousand Four Dollars and 04/100 Dollars (\$ 2504.04), with interest thereon payable in advance from date hereof at the rate of 11.5 % per annum; the principal of said note together with interest being due and payable in (36) Thirty-Six

Monthly installments as follows:
(Monthly, Quarterly, Semi-annual or Annual)

Beginning on July 31, 19 74, and on the same day of each month period thereafter, the sum of Eighty-Six Dollars and 05/100 Dollars (\$ 86.05)

and the balance of said principal sum due and payable on the N/A day of N/A, 19 74

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 11.5 % 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, THOMAS W. ACKERMAN AND LINDA FAYE ACKERMAN, their Heirs and Assigns, forever:

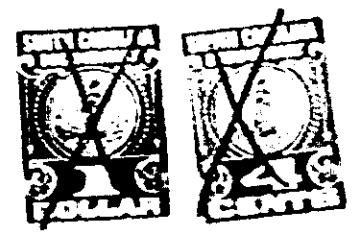
All that certain piece, parcel or lot of land in the State of South Carolina, County of Greenville situate, lying and being on the southwestern side of Cliffside Lane and being shown and designated as Lot No. 302 of Section C, Woodfields, plat of which is recorded in the RMC Office for Greenville County in Plat Book GG, Page 107 and having according to said plat, the following metes and bounds, to wit:

Beginning at an iron pin on the southwestern side of Cliffside Lane, joint front corner of Lots 301 and 302 and running thence S 35-32 W 160.2 feet to an iron pin; thence N 51-40 W 80.1 feet to an iron pin, joint rear corner of Lots 302 and 303; thence with the common line of said lots, N 35-32 E 155.2 feet to an iron pin on the southwestern side of Cliffside Lane; thence with the southwestern side of said Lane S 54-28 E 80 feet to an iron pin, the point of beginning.

Being the same property conveyed to the grantors herein by deed of Corrine G. Meredith recorded in the RMC Office for Greenville County in Deed Book 802, Page 152.

Said conveyance is made subject to the restrictions, easements and rights of way of record affecting said property.

As a part of the consideration for this conveyance the grantees herein assume and agree to pay the balance due on that certain mortgage in favor of C. Douglas Wilson & Co., dated July 15, 1966 and recorded in the RMC Office for Greenville County in Mortgage Book 1035, Page 563. Said Mortgage being in the original amount of \$15,400.00 and having a present balance of \$14,630.92.



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