

State of South Carolina,

County of Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

WHEREAS, We the said David M. Lefler and Jean C. Lefler 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 Four Thousand Four Dollars and 64/100-----Dollars (\$4004.64), 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 ( 60 )

Sixty Monthly installments as follows:  
(Monthly, Quarterly, Semiannual or Annual)

Beginning on July 31, 1974, and on the same day of each monthly period thereafter, the sum of Ninety-two dollars and 95/100-----Dollars (\$ 92.95 )

and the balance of said principal sum due and payable on the day of N/A, 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:  
David M. Lefler and Jean C. Lefler, their heirs and assigns forever,

All that piece, parcel or lot of land in the Town of Mauldin, County of Greenville, State of South Carolina, situate, lying and being on the southeastern side of Montclair Road at the southern intersection of Montclair Road and Belford Road and being known and designated as Lot No. 43 on a plat of MONTCLAIRE Subdivision, Section 3, plat of which is recorded in the RMC Office for Greenville County, in Plat Book WW at Page 57, and having such metes and bounds as shown thereon, reference to said plat being made for a more complete description.

This is the same property as that conveyed to the Grantors herein by deed recorded in the RMC Office for Greenville County in Deed Book 884 at Page 577.

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements, and rights-of-way appearing on the property and/or of record, particularly a right of way to Southern Bell across southwestern side of lot as shown on recorded plat.

The Grantees hereby assume and agree to pay that certain mortgage to Cameron-Brown Company recorded in the RMC Office for Greenville County in Mortgage Book 1148 at Page 513 in the original amount of \$20,700.00 and having a present balance of \$20,327.88.



1060

4328 RV-2