

SEP 22 12 34 PM '80

REAL ESTATE MORTGAGE 1516 926

DONNIE S. TANKERSLEY

State of South Carolina,

County of Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

WHEREAS, we the said Robert W. Liptak and Maryellen C. Liptak 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 One Hundred Twenty-five Thousand and No/100----- Dollars (\$25,000.00), with interest thereon payable in advance from ~~xxxxxx~~ April 1, 1981 at the rate of 11.5% per annum; the principal of said note together with interest being due and payable in ( 300 ) monthly installments as follows:

Beginning on April 1, 1981, and on the same day of each monthly period thereafter, the sum of One Thousand Two Hundred Seventy and 59/100----- Dollars (\$ 1,270.59 )

and the balance of said principal sum due and payable on the 1st day of March, 2006, with interest only on the sums disbursed from the date(s) of such disbursement to April 1, 1981, at the rate set forth herein shall be due and payable on the first day of each month 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.

\*succeeding month following any such disbursements.

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 to-wit:

All that piece, parcel or lot of land situate, lying and being at the Southwestern corner of the intersection of Huntington Road and Ponders Road, near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 71 as shown on a plat of Sheet No. 5, Huntington Subdivision, 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 27 and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin at the Southwestern corner of the intersection of Huntington Road and Ponders Road, and running thence with the Western side of Ponders Road S. 25-26 W. 226.3 feet to an iron pin; thence continuing with the Western side of Ponders Road S. 16-08 W. 107.7 feet to an iron pin in the subdivision property line; thence with the said subdivision property line S. 79-55 W. 704.6 feet to an iron pin; thence N. 1-20 W. 30 feet to an iron pin on the Southern side of Huntington Road; thence with the Southern side of Huntington Road and following the curve thereof, the following courses and distances: N. 83-08 E. 103.8 feet to a point, thence N. 68-34 E. 94.7 feet to a point, thence N. 55-39 E. 78.8 feet to a point, thence N. 39-07 E. 105.85 feet to a point, thence N. 29-56 E. 133.2 feet to a point, thence N. 34-19 E. 72.4 feet to a point, thence N. 47-14 E. 67.5 feet to a point, thence N. 65-32 E. 74.8 feet to a point, thence N. 77-54 E. 96.2 feet to a point, thence S. 88-15 E. 87.65 feet to a point, thence S. 79-31 E. 79.3 feet to a point; thence with the intersection of Huntington Road and Ponders Road S. 27-02 E. 30.5 feet to the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of Helen J. Croxton, et al., dated August 28, 1980, and recorded in said R.M.C. Office in Deed 144111-Part 1324 Book 1132 at page 281 on August 29, 1980.

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