

SEP 24 2 35 PM '75

MORTGAGE OF REAL ESTATE

BOOK 1349 PAGE 481

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

We, Floyd Michael Pearson and Mary Jane N. Pearson

SEND GREETING:

WHEREAS, we the said Floyd Michael Pearson and Mary Jane N. Pearson in and by our certain promissory note in writing of even date with these Presents, are well and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of Ten Thousand and No/100 (\$ 10,000.00) Dollars, with interest from the date hereof at the rate of eight 3/4 per cent (8 3/4%) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of One Hundred Seventy Nine and 02/100

(\$ 179.02) Dollars due and payable on the 5th day of each and every calendar month hereafter until the full principal sum, with interest and all costs, insurance, and expenses incurred in connection with said loan, has been paid, said monthly payments to be applied first to the payment of interest, and then to payment of principal, costs, expenses and insurance, if any, incurred; and said note further providing that if at any time any portion of the principal or interest due hereunder shall be past due and unpaid for a period of sixty (60) days, or upon failure to comply with any of the by-laws of said Association, or with any of the stipulations of this mortgage, the whole amount due under said note, shall at the option of the holder become immediately due and payable, and said note further providing for a reasonable attorney's fee besides all costs and expenses of collection, to be added to the amount due on said note, and collectible as a part thereof, if the same be placed with an attorney for collection, or if said debt, or any part thereof, be collected by an attorney or by legal proceedings of any kind.

KNOW ALL MEN BY THESE PRESENTS, That we the said Floyd Michael Pearson and Mary Jane N. Pearson, in consideration of the said debt and sums of money aforesaid, and for the better securing the payment thereof to the said CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., according to the terms of the said note, and also in consideration of the further sum of Three (\$3.00) Dollars to us the said mortgagors in hand well and truly paid by the said mortgagee, at and before the sealing and delivery of these Presents (receipt of which is hereby acknowledged), have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., its successors and assigns:

That certain lot, parcel or tract of land, with all improvements now constructed thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Chick Springs Township, in the Pleasant Grove Baptist Church community, and being a part of the same property conveyed to C. E. Nichols by deed recorded in the office of the R. M. C. for Greenville County in Deed Book 303 at page 183, and having the following courses and distances, to wit:

Beginning on an old iron pin corner on the line of property now or formerly of Boster, and runs thence with the said common line, S. 40-30 W. 309 feet to an old iron pin corner, joint corner of lot formerly conveyed by C. E. Nichols to Jerry Paul Nichols; thence with the common line of the said lot, N. 24-30 E. 60 feet to an old iron pin corner of the said Jerry Paul Nichols lot; thence a new line, N. 17-00 W. 321.5 feet to a nail and cap in a new road (iron pin back online at 20 feet); thence with the center of the said road, N. 75-45 E. 223 feet to an old iron pin on the eastern margin of an intersecting road; thence S. 29-45 E. 211.5 feet to the beginning corner, containing One and Seven Tenths Acres, more or less.

This is the same conveyed to us by C. E. Nichols by deed dated May 30, 1974 recorded in deed book 1001 page 170 Greenville County R. M. C. Office.



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