

MAY 27 9 47 AM '73

MORTGAGE OF REAL ESTATE

RONNIE S. FANNERSLEY

State of South Carolina

COUNTY OF GREENVILLE

CITIZENS B. & L. ASSOCIATION
P. O. BOX 388, 117 TRADE ST.
GREER, S. C. 29651

To All Whom These Presents May Concern:

SEND GREETING:

WHEREAS, the said Benson Chrysler & Plymouth Corporation
in and by its certain promissory note in writing of even date with these Presents, is well
and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of
One Hundred Thousand and No/100----- (\$100,000.00) Dollars,
and one-half
with interest from the date hereof at the rate of Eight/ per cent (8½ %) per annum, unpaid interest to
bear interest at the same rate, to be repaid in installments of One Thousand Nineteen and 92/100-----

----- (\$ 1,019.92) 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 It the said Benson Chrysler &
Plymouth Corporation, 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 It the said mortgagor, 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, in the
City of Greer, on the north side of Wade Hampton Boulevard, containing 4.02 acres,
more or less, being known and designated as Lot A on Estate Plat 26 of properties
of the A. B. Groce Estate as retraced by Gooch & Taylor, Surveyors, September 8,
1942, and being more recently shown on a plat of property for E. G. Ballenger, by
H. S. Brockman, Surveyor, dated June 19, 1967, recorded in Vol. SSS at page 382 and
383, and having according to said plat the following metes and bounds:

BEGINNING on an iron pin on the northern edge of the right of way line of Wade
Hampton Boulevard at the intersection of Forest Street, and running thence with
Forest Street, N. 5-15 E. 589 feet, more or less, to an iron pin or stake in said
Street; thence S. 62-00 E. 130 feet to an iron pin in center of Memorial Drive
Extension; thence therewith, S. 50-18 E. 495 feet, more or less, to a curve; thence
S. 41-16 E. 191 feet, more or less, to an iron pin on the northern edge of the right
of way line of Wade Hampton Boulevard; thence with the right of way line of said
Boulevard, S. 88-20 W. 275 feet to an iron pin; thence S. 86-00 W. 350 feet to the
point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of Paul W. Peoples
recorded in the RMC Office for Greenville County, South Carolina in Deed Book 975,
Page 64, on May 21, 1973.

DOCUMENTARY

TAX

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