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BOOK 1412 PAGE 653

DONNIE S. TANKERSLEY
R.H.C.

MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF GREENVILLE

CITIZENS B. & L. ASSOCIATION
P. O. BOX 383, 117 TRADE ST.
GREER, S. C. 29651

To All Whom These Presents May Concern:

Group Ten, Inc.

SEND GREETING:

WHEREAS, it the said Group Ten, Inc.

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 ---Seventy Six Thousand and NO/100--- (\$76,000.00) Dollars, with interest from the date hereof at the rate of -nine- per cent (-9-%) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of ---Seven Hundred Seventy and 85/100---

(\$ 770.85) 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 Group Ten, Inc.

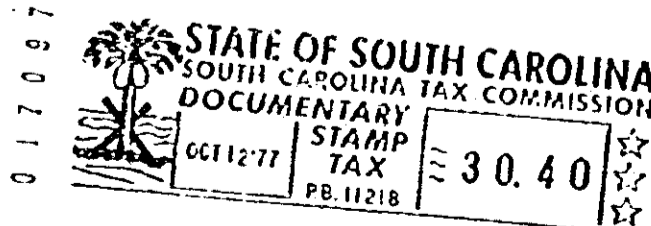
, in consideration of the said debt and sums of money aforesaid, and for the better securing the payment thereof to the said CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., according to the terms of the said note, and also in consideration of the further sum of Three (\$3.00) Dollars to it the 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, Chick Springs Township, on the southern side of U.S. Highway No. 29, and being shown and designated as all of LOTS NOS. ONE (1) and TWO (2) on survey and plat entitled "Property of J. G. Hayes and Alice S. Hayes" prepared by John Simmons, R.L.S., dated March 29, 1961, and recorded in RMC Office for Greenville County in Plat Book WW at page 65, reference to said plat hereby pleaded and made a part hereof, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at iron pin on southern edge of highway right of way and joint front corner of Lots 2 and 3 and runs thence along said right of way, N. 68-00 E. 274 feet to iron pin; thence along line formerly of S.H. Jones, S. 5-25 E. 203.7 feet to iron pin; thence continuing S. 30-28 E. 74 feet to iron pin; thence as rear line S. 50-46 W. 135.4 feet to old iron pin; thence continuing as rear line, N. 87-14 W. 107.5 feet to iron pin, joint rear corner of Lots 2 and 3; thence as common line of said lots, N. 22-00 W. 263.4 feet to iron pin, the beginning corner.

This conveyance is subject to all restrictions, easements, rights of way, roadways and zoning ordinances of record, on the recorded plats or on the premises.

This is that same property conveyed to Mortgagor by deed of G. Hayes and Alice Shanklin Hayes, to be recorded herewith.



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