

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:

We, Marvin J. McAbee, Jr. and Teresa H. McAbee

SEND GREETING

WHEREAS, we the said Marvin J. McAbee, Jr. and Teresa H. McAbee

in and by our certain promissory note in writing 4 even date with these Presents, and well

and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C. in the full and just sum of

Seventeen Thousand and No./100 ----- (\$ 17,000.00) Dollars,

with interest from the date hereof at the rate of nine percent (9 %) per annum, unpaid interest to

bear interest at the same rate, to be repaid in installments of One Hundred Seventy two and 43/100 -

----- (\$ 172.43) 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 Marvin J. McAbee, Jr. and Teresa H. McAbee, 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 Marvin J. McAbee, Jr. and Teresa H. McAbee, and 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, O'Neal Township, on the east side of Mosteller Road, and designated as Lot Number EIGHTEEN (18) on plat of the B. W. Burnett property, as shown by plat thereof recorded in plat book "B" page 81, Greenville County R. M. C. Office and having the following metes and bounds, to wit:

BEGINNING in the center of Mosteller Road, on the line of Lot No. 14 and runs thence N. 65-20 E., 123 feet to iron pin on the former Mayfield line; thence N. 16-15 W., 188 feet to iron pin, cornering on the former S. H. Burnett line; thence thence with N. 83-35 W., 275 feet to center of said road on the line of lot no. 17; thence with the center of road S. 46-10 E., 100 feet to corner of lot No. 16; thence S. 37-33 E., 100 feet to corner of lot No. 15; thence S. 35-02 E., 100 feet to corner of lot No. 14; thence on the same course 28 feet to the beginning corner.

ALSO: all of that certain adjoining lot and being a portion of lot No. Nineteen (19) on the above mentioned Burnett Plat recorded plat book "B" page 81 and having the following metes and bounds:

BEGINNING in the center of the Mosteller Road, joint corner of lots 18 and 19; thence as the dividing line between the lots 18 and 19, N. 65-20 E., 125 feet to the Mayfield line; thence with the Mayfield line, S. 16-15 E., 150 feet to iron pin; thence S. 5-15 E., 150 feet to pin in center of said road, on line of lot No. 11, thence with the center of said road N. 23-02 W., 36 feet to angle; thence N. 25-03 W., 262 feet to the beginning corner. See deed book 542 page 474, Greenville County R. M. C. Office.

This is the the same as conveyed to us, Marvin J. McAbee, Jr. and Teresa H. McAbee by deed of Marvin J. McAbee, Sr. and Beverly Corlene McAbee on December 30, 1977, to be recorded herewith.

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