

MORTGAGE OF REAL ESTATE

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, 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 Eight Thousand and No/100 ----- (\$ 8,000.00) 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 Eighty one and 15/100 -----

----- (\$ 81.15) 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 H. 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, known as Lot #12 of the C. E. Shockley property, reference being craved to plat of C. E. Shockley property by T. F. Linder as recorded in R. M. C. Office for Greenville County in Plat Book F at page 89. Said lot has tax map reference t5-5-7.

This property is subject to any utility easements, rights-of-way, etc. as may appear of record or on the premises.

This is that property conveyed to Fannie E. Alewine, Executrix of the Will of J. H. Alewine, G. W. Alewine, and Ansel Alewine, partners in business under the firm name of Taylors Lumber Company by deed of R. F. Whilden dated November 12, 1931 and recorded in the R. M. C. Office for Greenville County in Deed Book 163 at page 391, and conveyed to the mortgagors herein by deed of the Estate of Fannie E. Alewine, to be executed and recorded of even date herewith.

GCTO --- 1 JA20 78 845

3.00CI

STAMP TAX 03.20

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