

MORTGAGE OF REAL ESTATE

APR 17 2 06 PM '78
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:

We, Warren C. Crippen and Elizabeth M. Crippen

SEND GREETING:

WHEREAS, we the said Warren C. Crippen and Elizabeth M. Crippen

in and by our certain promisory 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

Thirty Thousand and No/100 - - - - - (\$ 30,000.00) 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 Two Hundred Sixty nine and 92/100 -

- - - - - (\$ 269.92) 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 we the said Warren C. Crippen and Elizabeth M. Crippen 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 mortgagees, 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, situate on the west side of S. C. Highway 253, near Sandy Flad, O'Neal Township, together with all improvements located thereon, and having the following metes and bounds, to wit:

BEGINNING at a point near S. C. Highway 253 and running thence along line of property now or formerly of Adeline S. Millard, S. 42°-11'-13" W. 510.66 feet to old axle, corner of property now or formerly of Fred C. Bridwell; thence turning and running along line of Bridwell property, N. 48°-46'-11" W. 112.36 feet to iron pin, joint corner of property now or formerly of John L. Morgan and Fred C. Bridwell; thence along Morgan property N. 48°-55'-54" W. 110.36 feet to a point; thence turning and running N. 35°49'-12" E. 600.27 feet to a point, thence N. 35°-22'-22" E. 147.08 feet to a point near S. C. Highway 253; thence turning and running S. 02°-45'-08" E. 97.61 feet; thence turning and running S. 12°-07'-08" E. 191.24 feet; thence turning and running S. 17°-57'-08" E. 94.88 feet to the point of beginning.

This is a portion of the property conveyed to Sloan Construction Co., Inc. by Marian P. Lister, which deed is recorded in the R. M. C. Office for Greenville County S. C. in deed volume 1034 at page 472.

This is the same as conveyed to us by Sloan Construction Co., Inc. by deed dated April 14, 1978 to be recorded in the R. M. C. Office for Greenville County.

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