

MORTGAGE OF REAL ESTATE

1430 445

State of South Carolina

COUNTY OF GREENVILLE

GREENVILLE CO. S. C.
150 P.M.
RECORDED

CITIZENS B. & L. ASSOCIATION
P. O. BOX 333, 117 TRADE ST.
GREER, S. C. 29651

To All Whom These Presents May Concern:

I, Ronald M. Watson

SEND GREETING:

WHEREAS, I the said Ronald M. Watson

in and by my certain promissory note in writing of even date with these Presents, am well and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C. in the full and just sum of **Four Thousand Five Hundred and No/100 - - - (\$ 4,500.00)** 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 **Fifty seven and 01/100 - - - (\$ 57.01)** 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 I the said Ronald M. Watson

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 me the said mortgagee, 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, situated in the City of Greer, being shown and designated as lot number ELEVEN (11) on a plat of the R. L. Ford property, made by H. S. Brockman, surveyor, dated February 23, 1924 and having the following courses and distances, to wit:**

BEGINNING at a point on land now or formerly of Duncan at corner of lot No. 10 and runs thence along the line of Lot No. 10, N. 14 23 E., 180 feet to an unnamed street; thence along street S. 60-37 E., 50 feet to the corner of lot No. 12; thence along the line of lot No. 12, S. 14 E., 182.5 feet to point on the property now or formerly of Duncan; thence along the line of this property N. 56-45 W., 50 feet to the beginning corner.

This is the same conveyed to Benjamin Joe Garren by deed recorded in deed book 891, page 407, Greenville County R. M. C. Office.

This is the same conveyed to me by Benjamin Joe Garren by deed dated May 26, 1976 recorded in deed book 1036, page 950, Greenville County R. M. C. Office on the 26th of May, 1976.

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