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GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

BOOK 1431 PAGE 894

MAY 12 12 20 PM '78  
State of South Carolina  
DENNIS S. T. R.M.C.  
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, Charles H. Penland and Patricia S. Penland

SEND GREETING:

WHEREAS, we the said Charles H. Penland and Patricia S. Penland

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

Ten Thousand and No/100 - - - - - (\$ 10,000.00 ) 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 One Hundred One and 43/100 - -

- - - - - (\$ 101.43 ) 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 Charles H. Penland and Patricia S. Penland, 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 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, located about 6 miles North from Greer, S. C., on the western side of Jug Factory Road and being shown on plat of property made for Charles H. and Patricia S. Penland by Wolfe & Huskey, Inc., dated April 19, 1978 and has the following courses and distances, to wit:

Beginning at an iron pin in center of said road at the corner of property now or formerly of C. B. Barnett and running thence N. 86-09 W., 30 feet to pin on west side of road, thence on same course for a total distance along Barnett of 219.5 feet to old pin, corner of Charles A. Smith; thence with Smith N. 06-57 W., 199.1 feet to old pin; thence still with Smith S. 86-20 E., 219.1 feet to center of said road (pin back on line at 19 feet); thence with center of said road S. 07-00 E., 199.8 feet to the beginning corner and containing 1 acre, more or less.

This is the same conveyed to us by Charles A. and Elizabeth P. Smith by deed recorded February 21, 1978 in deed book 1073, page 965, Greenville County R. M. C. Office.

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3.00CI

DOCUMENTARY  
STAMP  
MAY 12 1978  
FAX \$ 04.00  
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