

MORTGAGE OF REAL ESTATE

1442-431

State of South Carolina

COUNTY OF GREENVILLE

27 2 23 PM CITIZENS B. & L. ASSOCIATION
P. O. BOX 363 117 TRADE ST.
GREER, S. C. 29651

To All Whom These Presents May Concern:

We, Kenneth Ray Upton and Harold A. Upton

SEND GREETING:

WHEREAS, we the said Kenneth Ray Upton and Harold A. Upton

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

Thirteen Thousand Five Hundred and No/100 - - - - (\$ 13,500.00) 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 One Hundred Thirty six and 93/100 -

- - - - - (\$ 136.93) 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 Kenneth Ray Upton and Harold A. Upton, 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, Chick Springs Township, lying on the North side of Bearden Avenue and the West side of Earle Street, in the City of Greer, designated as lot number ONE (1), on a plat of property of the Planters Savings Bank by H. S. Brockman, surveyor, dated March 9, 1939 and recorded in Plat Book J, page 75, R. M. C. Office for Greenville County, and having the following courses and distances, to wit:

Beginning at an iron pin on Bearden Avenue, and running thence with said avenue, S. 81-18 E., 95 feet to an iron pin at intersection of Bearden Ave., and Earle Street; thence with Earle Street N. 3-39 E., 158.5 feet to iron pin, corner of Lot No. 2; thence along the line of lot No. 2, N. 86-45 W., 107.8 feet to iron pin; thence S. 1-28 E., 150 feet to the beginning corner.

This is the same conveyed to us by Steve W. Bradburn and Suzanne E. Bradburn by deed dated August 25, 1978, to be recorded in R. M. C. Office for Greenville County.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
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STAMP TAX
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