

PLEASE MAIL TO: Donald L. Van Riper, 405 Pettigru Street, Greenville, S. C. 29601
MORTGAGORS' ADDRESS: 117 Ridgecrest Drive, Greenville, S. C.

MORTGAGE OF REAL ESTATE

BOOK 1445 PAGE 213

State of South Carolina

COUNTY OF GREENVILLE

FILED GREENVILLE CO. S. C.

CITIZENS B. & L. ASSOCIATION
P. O. BOX 393, 117 TRADE ST.
GREER, S. C. 29651

SEP 25 12 48 PM '78

To All Whom These Presents May Concern

JAMES T. WOLFF and FRANCES C. WOLFF

SEND GREETING:

WHEREAS, we the said James T. Wolff and Frances C. Wolff
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
Twenty two thousand and 00/100 (\$ 22,000.00) Dollars,
with interest from the date hereof at the rate of Nine per cent (9.0%) per annum, unpaid interest to
bear interest at the same rate, to be repaid in installments of One Hundred, Ninety Seven

and Ninety-Four One Hundreths (\$197.94) 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 James T. Wolff
and Frances C. Wolff, 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, also
in the Greenville Township, on Ridgecrest Drive, being shown and des-
ignated as Lot # 17 on Plat of Vista Hills, dated May 1946, prepared
by Dalton & Neeves, recorded in the RMC Office for Greenville County
in Plat Book P at Page 39, and having according to the said Plat the
following metes and bounds, to wit:

BEGINNING at an iron pin on the western side of Ridgecrest Drive, at
the joint front corner of Lots #'s 16 and 17, which point is 200 feet
in a southerly direction from the Northwest corner of the intersection
of Wayne Street and Ridgecrest Drive, and running thence with the said
Drive, S. 24-53 W. 60 feet to an iron pin, thence with the said Drive
S. 22-10 W. 65 feet to an iron pin, and thence, still continuing with
the said Drive, S. 20-45 W. 10 feet to an iron pin at the joint front
corner of Lots #'s 17 and 18; thence with the line of Lot #18 N. 69-
15 E. 170 feet to an iron pin; thence N. 19-02 E. 134.8 feet to an iron
pin at the joint rear corner of Lots #'s 16 and 17; thence with the
line of Lot # 16 S. 69-15 E. 180 feet to the point of beginning.

DERIVATION: This is the same property conveyed to the Mortgagors
herein by Deed of even date herewith, September 25, 1978, recorded
simultaneously herewith, from Allan D. Jeffery and Mary M. Jeffery,
as is shown in the RMC Office for Greenville County in Deed Book
1088, at Page 534.

THIS MORTGAGE is made subject to any restrictions, reservations,
zoning ordinances or easements that may appear of record, on the
recorded Plat, or on the premises.

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STAMP TAX 08.00

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