

MORTGAGE OF REAL ESTATE

EX

State of South Carolina
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
12 11 PM '78
S. TANNER JURY
I. M. C.

CITIZENS B. & L. ASSOCIATION
P. O. BOX 383, 117 TRADE ST.
GREER, S. C. 29651

To All Whom These Presents May Concern: WILLIAM O. CARPENTER AND CLEO W. CARPENTER

SEND GREETING:

WHEREAS, we the said William O. Carpenter and Cleo W. Carpenter
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
Forty Thousand and No/100-----(\$ 40,000.00) 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 Three Hundred Fifty-nine and 90/100

----- (\$ 359.90) 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 William O. Carpenter
and Cleo W. Carpenter, 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, being
known as Lot No. 298 on plat of Section B of Gower Estates, made by R. K. Campbell,
December 1961, and recorded in the RMC Office for Greenville County, South Carolina,
in Plat Book XX pages 36 and 37 and having according to said plat the following metes
and bounds, to-wit:

BEGINNING at an iron pin on the north side of Carolina Avenue at the joint front
corner of Lots 297 and 298 and runs thence with the line of Lot 297, N 7-14 W 170
feet to an iron pin; thence S 82-41 W 81.5 feet to an iron pin; thence with the line
of Lot 299 S 7-14 E 170 feet to an iron pin on the north side of Carolina Avenue;
thence with Carolina Avenue N 82-41 E 81.5 feet to the beginning corner.

This is the identical property conveyed to the mortgagors herein by deed of Donald E.
Baltz, Inc., to be recorded herewith.

GCTO ----- OC17 79 1556
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STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
TAX
16.00

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