

MORTGAGE OF REAL ESTATE

State of South Carolina }
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
APR 17 11 56 AM
1978

To All Whom These Presents May Concern:

We, James D. Grubbs and Deborah O. Grubbs

SEND GREETING:

WHEREAS, we the said James D. Grubbs and Deborah O. Grubbs

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 Six Thousand and No/100 - - - - - (\$ 6,000.00) Dollars, with interest from the date hereof at the rate of eight per cent (8 %) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of Fifty and 19/100 - - - - -

- - - - - (\$ 50.19) 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 D. Grubbs and Deborah O. Grubbs, 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, O'Neal Township, located near Washington Baptist Church and located at the northeastern corner of S. C. Road 23-135 and S. C. Road 23-134 and being shown on plat made for James D. and Deborah O. Grubbs by Wolfe & Huskey, Inc., dated April 5, 1978 and having the following metes and bounds, to wit:

Beginning at an iron pin at the northeastern corner of said two road and running thence along the eastern side of S. C. Road S. 23-135, N. 20-00 E., 130 feet to pin; thence still with the eastern side of said road N. 34-43 E., 125 feet to pin; thence leaving said road and running thence S. 55-17 E., 200 feet to pin; thence S. 28-44 W., 176.5 feet to pin on the northern side of S. C. Road S23-134; thence with the northern side of this road N. 79-58 W., 35 feet to pin or angle; thence still with northern side of this road N. 76-49 W., 165 feet and containing 1.00 acre, more or less. This is a part of the same conveyed to Louise McAbee (now Grubbs), by deed of Harley A. and Ellen McAbee, recorded January 16, 1952 in deed book 449 page 218, Greenville County R. M. C. Office.

This is the same as conveyed to us by Louise McAbee Grubbs (formerly Louise McAbee) by deed dated April 12, 1978, recorded in deed book 1077, page 113, R. M. C. Office for Greenville County on the 14th of April, 1978.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
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