

GREENVILLE CO. S.
177 3 25 1978

PLEASE MAIL

MORTGAGE OF RE ESTATE

BOOK 1451 PAGE 39

State of South Carolina }
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:

JIMMY B. MINYARD

SEND GREETING:

WHEREAS, I the said JIMMY B. MINYARD

in and by my certain promis-ory note in writing of even date with these Presents, do well and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of FORTY SIX THOUSAND AND NO/100ths (\$ 46,000.00) 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 Four Hundred, Thirteen and 88/100ths (\$ 413.88) 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 I the said Jimmy B. Minyard, 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 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, in the City of Greenville, located at the Southwesterly corner of the intersection of Oakland Avenue and Howell Street and having located thereon two duplex apartment buildings and carport and being more specifically described in accordance with a plat of "Property of Mrs. J. Roy Robinson", prepared by John A. Simmons, Surveyor, dated November 3, 1978 to be recorded of even date herewith.

THIS is the identical property conveyed to the Mortgagor by deed of Nelle S. Robinson to be recorded of even date herewith.

GCTO -----3 NO22 78 1132

RECEIVED
STAMP TAX \$ 18.00
EE 11219

3.65
3.65CI

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