

MORTGAGE OF REAL ESTATE

GREENVILLE CO. S.C.

State of South Carolina

COUNTY OF GREENVILLE

CITIZENS B. & L. ASSOCIATION  
P. O. BOX 388, 117 TRADE ST.  
GREER, S. C. 29651

RECORDED

To All Whom These Presents May Concern:

I, Martha Karen Foster

SEND GREETING:

WHEREAS, I the said Martha Karen Foster

in and by my certain promissory note in writing of even date with these Presents, am 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 No/100 - - - - - (\$ 22,000.00 ) 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 One Hundred Ninety seven and 94/100

- - - - - (\$ 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 I the said Martha Karen Foster, 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 me 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, on Keith Drive being shown and designated as Lot No. 48 on plat of Property of Ed B. Smith prepared by Pickell & Pickell, Engineers, dated January 15, 1945, and being more particularly described as follows: (Plat Book S page 23)

BEGINNING at an iron pin on Keith Drive at the corner of lots 47 & 48 and running N. 54-15 E. 150 feet to an iron pin at the rear corner of lots 47 and 48; thence S. 35-45 E. 67.5 feet to a point on the rear line of lot 48; thence S. 54-15 W. 150 feet to a point 7.5 feet northwest of old corner of lots 48 and 49; thence N. 35-45 W. 67.5 feet to the point of beginning.

This is the same conveyed to me by Arlan Glenn Hawkins by deed dated December 22, 1978, to be recorded in R. M. C. Office for Greenville County.

RECORDED  
DOCUMENT NO. 11218  
STAMP TAX  
FEE 11218  
08.33

0.813

4328 RV.2