

MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF GREENVILLE

CITIZENS B. & L. ASSOCIATION
P. O. BOX 389, 117 TRADE ST.
GREER, S. C. 29651

FILED
GREENVILLE CO. S. C.

To All Whom These Presents May Come: PH '79

DONNIE S. TANKERSLEY
R.M.C.

I, Kathleen B. Smith

SEND GREETING:

WHEREAS, I the said Kathleen B. Smith

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

Eight Thousand and No/100 ----- (\$ 8,000.00) Dollars,

with interest from the date hereof at the rate of fourteen per cent (14.00%) per annum, unpaid interest to

bear interest at the same rate, to be repaid in installments of One Hundred Six and 54/100 -----

----- (\$ 106.54) 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 Kathleen B. Smith, 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, Chick Springs Township, about one half mile southwest from Greer, S. C., lying on the South side of Jones Avenue, being a part of the same land that was conveyed to Alcie V. Cox by V. E. Cox by deed recorded R. M. C. Office for said County in Deed Book 524, at page 281, and being more particularly described as follows:

Beginning at a nail in the center of the junction of Jones Avenue and Golf Street and running thence with the center of said Golf Street, S. 55-00 E. 114 feet to a nail in the center of Golf Street; thence S. 34-45 W. 125 feet to an iron pin on line of V. E. Cox subdivision; thence with the line of the subdivision N. 34-30 W. 118.5 feet to a nail in the center of Jones Avenue N. 33-00 E. 84 feet to the beginning corner; and bounded Northeast by Golf Street; Southeast by property of others; Southwest by the V. E. Cox, subdivision; Northwest by Jones Avenue.

This is the same property conveyed to Kathleen B. Smith by Alcie V. Cox by deed dated November 3, 1960 and recorded in Deed Book 662 page 488 Greenville County R. M. C. Office.

RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF THE STATE OF SOUTH CAROLINA
GREENVILLE COUNTY
DEED BOOK 662 PAGE 488
RECORDED
MAY 22 1979

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