

State of South Carolina

COUNTY OF GREENVILLE

FILED  
S. C.  
11 PM '80  
SHERSLEY

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

To All Whom These Presents May Concern:

We, Kenneth L. Wolfe and Frances S. Wolfe

SEND GREETING:

WHEREAS, we the said Kenneth L. Wolfe and Frances S. Wolfe

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 Twenty-seven Thousand and No/100 ----- (\$ 27,000.00 ) Dollars, with interest from the date hereof at the rate of thirteen 1/2 per cent ( 13.5%) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of Three Hundred Fifty and 55/100 -----

----- (\$ 350.55 ) 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 Kenneth L. Wolfe and Frances S. Wolfe, 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 Chick Springs Township, situated on the south side of Roscoe Drive, about one mile southward from the City of Greer, and being Lot 4 of Brookhaven, property of the Dobson Estate, according to survey and plat by H. S. Brockman, Registered Surveyor, dated December 12, 1957 amended September 1, 1959 recorded in Plat Book "RR" page 41, R. M. C. Office for Greenville County.

This is a portion of property conveyed to McElrath & Tucker, Inc by deed recorded in Deed Book 837 page 24, and the same is subject to restrictions recorded in Deed Book 620 page 229, R. M. C. Office for Greenville county, and to any easements of record or established on the premises, and having the following courses and distances, to wit:

Beginning on an iron pin on the south side of Roscoe Drive, joint of corner of Lots 4 and 5 and runs thence S. 10-55 W. 170 feet to an iron pin; thence N. 79-25 W. 100 feet to an iron pin; thence N. 10-55 E. 170 feet to an iron pin; thence S. 79-25 E. 100 feet to the beginning corner.

This is the same property conveyed to Kenneth L. Wolfe and Frances S. Wolfe by deed dated August 12, 1971 recorded in deed book 923 page 17, Greenville County R. M. C. Office on the 16th of August, 1971 by McElrath & Tucker, Inc.

ALSO: All that certain parcels or lots of land situated on the south side of Roscoe Drive, about one mile southward from the city of Greer, Chick Springs Township, Greenville County, State of South Carolina, and being Lot # 5 in Brook haven, property of the Dobson Estates, according to survey and plat by H. S. Brockman, Registered Surveyor, dated December 12, 1957, amended September 1, 1959, recorded in Plat Book RR, page 41, R.M. C. Office for Greenville County, and having the following courses and distances, to wit:

BEGINNING at an iron pin in the center of Roscoe Drive, corner of Lots Nos. 4 and 5, and running thence along the line of said lots S. 10-55 W. 170 feet to an iron pin, rear corner of Lot # 25; thence along the line of Lot # 25, S. 79-25 E. 100 feet to an iron pin, corner of Lot # 6; thence along the line of Lot # 6, N. 10-55 E. 170 feet to the center of Roscoe Drive; thence along said Drive, N. 79-25 W. 100 feet to the beginning corner.

This is the same as conveyed to us by McElrath & Tucker, Inc. by deed dated June 18, 1973 recorded in deed book 977 page 432, Greenville County R.M.C. Office on the 22nd of June, 1973.

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