

MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF GREENVILLE

RECORDED
GREENVILLE S.C.
MAY 27 PM '80
MERSLEY

1523 44847

To All Whom These Presents May Concern:

Mary
We, Craig L. Ticknor and/Helen C. Ticknor

SEND GREETING:

WHEREAS, we the said Craig L. Ticknor and Helen C. Ticknor
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
Forty Thousand and No/100 ----- (\$ 40,000.00) Dollars,
with interest from the date hereof at the rate of thirteen per cent (13.00%) per annum, unpaid interest to
bear interest at the same rate, to be repaid in installments of Four Hundred Sixty-eight and 64/100 -

-----(\$ 468.64) 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.

Mary KNOW ALL MEN BY THESE PRESENTS, That we the said Craig L. Ticknor
and/Helen C. Ticknor, 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-s 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 on the northern side of Lake Cunningham Drive and being shown on
plat of property for Craig and Mary Ticknor by Terry L. Kirkland R.L.S., dated Oct.
6, 1980 and having the following courses and distances, to wit:

Beginning at a new spike in the center of said road, corner of other property
of the within mortgagors, .7 mile from McElhane Road and running thence with other
land of the within mortgagors N. 1-42 W., 450 feet to new iron pin; thence N. 88-18
E., 150 feet to new iron pin; thence S. 1-42 E., 382.47 feet to a spike in center of
said road; thence with center of said road, S. 77-36 W., 85.62 feet and S. 50-11 W.,
83.70 feet to the beginning corner. Reference is hereby made to said plat to be re-
corded herewith. This is a part of the same conveyed to the within mortgagors by
C. Burton Keppler by deed recorded May 16, 1979 in deed book 1102 page 577, Greenville
County R. M. C. Office.

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