

MORTGAGE OF REAL ESTATE

200-1530-430

State of South Carolina

GREENVILLE CO. S. C.

JAN 19 12 00 PM '81

CITIZENS B. & L. ASSOCIATION
P. O. BOX 300, 117 W. DE ST.
GREEN, S. C. 29651

COUNTY OF GREENVILLE

JOHN TANKERSLEY
R.M.C.

To All Whom These Presents May Concern:

We, James E. Hopkins and Ernestine A. Hopkins

SEND GREETING:

WHEREAS, we the said James E. Hopkins and Ernestine a. Hopkins 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 Sixty-nine Thousand and No/100 ----- (\$ 69,000.00) 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 Eight Hundred Fifty-eight and 04/100 -

----- (\$ 858.04) 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 James E. Hopkins and Ernestine A. Hopkins, 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, on the southerly side of Edwards Road, near the City of Greenville, and being shown as Lot No. 22 on the plat of the Liberty Park as recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book EE, at page 145, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Edwards Road, joint front corner of Lots Nos. 21 and 22, and running thence S. 1-26 W. 176.2 feet to an iron pin; thence S. 87-04 W. 90 feet to an iron pin, joint rear corner of Lots Nos. 22 and 23; thence along the common line of said lots N. 0-28 W. 185.1 feet to an iron pin on the southerly side of Edwards Road; thence along the southerly side of Edwards Road S. 87-20 E. 96 feet to an iron pin, the point of beginning.

This is the same as conveyed to us by Jennie Perone, of Greenville County by deed dated June 17, 1964, recorded in deed book 751, page 245, Greenville County R.M.C. Office on the 18th of June, 1964.

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