

MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF Greenville

GR... S.C. 207 PM '82

BOOK 1589 PAGE 880

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

To All Whom These Presents May Concern:

WE, W.C. Holden Jr. and Tina R. Holden

SEND GREETING:

WHEREAS, We the said W.C. Holden Jr. and Tina R. Holden 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 Five Thousand and no/100-----(\$25,000.00-----) Dollars, with interest from the date hereof at the rate of Fourteen per cent (14 %) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of

Three Hundred Thirty Two and 94/100 (S 332.94) 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 we the said W.C. Holden Jr. and Tina R. Holden, 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, in Oneal Township, located on the Southern side of Milford Church Road, also known as McElhaneey Road and being shown on plat of property made for W.C. Jr. & Tina Rennae Holden, property of the W.B. Mallonee Estate by Lindsey & Associates, dated July 15, 1982 and recorded in plat book 9D page 35, R.M.C. Office for Greenville County and having the following courses and distances, to wit:

Beginning in center of said road, corner of Paul Greer and running thence S. 13-29 E., 22 feet to pin on south bank of road; thence along Greer on the same course for a total distance of 390 feet; thence still with Greer S. 73-44 W., 165.63 feet to pin, corner of Galloway; thence with Galloway N. 6-00 W., 89.73 feet to pin; thence with lot being conveyed to Joseph W. Dill N. 12-16 W., 339.64 feet to center of said road; (pinset back on South bank of road at 25 feet); thence with center of said road N. 88-17 E., 149.69 feet to the beginning corner and containing 1.43 acres, more or less. This is a part of the same received by the within grantor and the within grantee, Tina R. (Dill) Holden by will of Bonita TateMallonee, Apt. 1479 File 16, Greenville County Probate Office and received by Bonita Tate Mallonee from the estate of E.J.Tate, Apt. 1311, File 5, Greenville County Probate Office..

This is property in Item III of Bonita Tate Mallonee Will.

OF SOUTH CAROLINA CAROLINA TAX COMMISSION DOCUMENTARY STAMP TAX 10.00

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