

MORTGAGE OF REAL ESTATE

GREENVILLE CO. S. C.

State of South Carolina

9 22 AM '83

DONNIE S. TANFERSLEY R.M.C.

COUNTY OF GREENVILLE

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

To All Whom These Presents May Concern:

WE, Dan W. Wilson and William S. Benson

SEND GREETING:

WHEREAS, we the said Dan W. Wilson and William S. Benson 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 Six Thousand Five Hundred and 00/100----- (\$ 6,500.00-----) 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

One Hundred and 92/100----- (\$ 100.92-----) 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 Dan W. Wilson and William S. Benson, 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, located in the City of Greer on the East side of South Main Street, (formerly Mosteller Road) and on the West side of Pelham Street (formerly Pelham Road) and having the following courses and distances, to wit:

BEGINNING at an iron pin on the sidewalk on Pelham Street, cornering with (formerly H.E. Mayfield Estate) and runs thence with the west side of Pelham Street, S. 31-50 W., 50 feet to a stake; thence N. 60-01 W., 100 feet more or less, to stake in the center of South Main Street; thence with the center of said street N. 6-50 E., 55 feet, more or less to corner of property formerly of the H. E. Mayfield Estate; thence with the line of said estate, S. 60-01 E., 126 feet to the beginning corner.

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This being the same property conveyed to mortgagors herein by deed of C. W. McClimon recorded in Deed Book 1177 at page 763 in the R.M.C. Office for Greenville County, RECORDED NOV. 23, 1982,

SOUTH CAROLINA
DOCUMENTARY STAMP
FEB 1983
\$ 02.50

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