

MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF GREENVILLE

GREENVILLE FILED

DO NOT WRITE

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

To All Whom These Presents May Concern:

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

SEND GREETING:

WHEREAS, we the said Craig L. Ticknor and Mary Helen C. Ticknor in and by our certain promissory note in writing of even date with these Presents, we well and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of Fifteen Thousand and No/100 - - - - - (\$15,000.00) Dollars, with interest from the date hereof at the rate of thirteen per cent (13 %) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of

One Hundred Seventy Five and 74/100 - - - - - (\$ 175.74) 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 Craig L. Ticknor and Mary 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, 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, containing 7.81 acres more or less South of U. S. Highway 135 and North of the property of the Commissioner of Public Works of Greer, in O'Neal Township, in Greenville County, South Carolina as shown on a plat prepared for Craig L. Ticknor, dated April 30, 1979, by T. M. Thompson, R. L. S., said plat being recorded in Plat Book 7-A at Page 70, in the R. M. C. Office for Greenville County, S. C., said property having such metes and bounds as shown thereon.

Subject to right-of-way of Cunningham Road.

This property is conveyed subject to all restrictions, easements, and zoning ordinances of record or on the ground affecting said property.

Derivation: being a portion of the property conveyed to C. Burton Keppler by deed of Winnie C. Roe and Joel T. Roe, Jr., by deed dated February 2, 1972 in Deed Book 935, at Page 288, in the R. M. C. Office for Greenville County, South Carolina.

82710

UN27 83

201

4 OCT 1

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
TAX
06.00

4328-11-21