

MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF GREENVILLE

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

To All Whom These Presents May Concern:

I, Maria L. Gambrell (Same as Maria L. Roddy)

SEND GREETING:

WHEREAS, I the said Maria L. Gambrell (Same as Maria L. Roddy) in and by my certain promissory note in writing of even date with these Presents, am well and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of Nine Thousand Two Hundred Ninety Eight and 09/100-----(\$ 9,298.09-----) 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 and 40/100-----\$ 170.40----- 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 I the said Maria L. Roddy, 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 me 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, one mile southwest of Greer, situated on the southern side of Brushy Creek Road, bounded on the North by said road, on the East by lands of the City of Greer, and on the South and West by lands of J.T. Stewart, and having the following metes and bounds to wit:

BEGINNING at an iron pin in the center of Brushy Creek Road at the joint corner of subject property and property of the City of Greer, and running thence with the property of the City of Greer; S. 15 E. 241.5 feet to a stake on said line and being about 12 feet south of a small branch; thence S. 75 W. 35 feet to a point in the center of Maple Creek where the small branch intersects said creek; thence up Maple Creek, N. 38-08 W. 241.5 feet to a point in the center of Brushy Creek Road at the western edge of a bridge and Maple Creek; thence with the center of road, N. 66 E. 131 feet to the beginning corner (containing .45 acre).

This is the same property conveyed to Michael F. Roddy by deed of Manning Cureton recorded January 4, 1973, in Deed Book 965 at Page 234.

This is the same conveyed to me by Michael F. Roddy by deed dated September 3, 1980, recorded in Deed Book 1146, Page 614 on April 20, 1981.

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