

State of South Carolina

COUNTY OF GREENVILLE

FILED
S. C.
1980
JUN 11
R.M.C.

CITIZENS B. & L. ASSOCIATION
P. O. BOX 388, 117 TRADE ST
GREER, S. C. 29615

To All Whom These Presents May Concern:

I, Thursa Stewart

SEND GREETING

WHEREAS, I the said Thursa Stewart

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 One Thousand Seven Hundred & No/100 - - - - - (\$ 1,700.00) Dollars, with interest from the date hereof at the rate of Thirteen 1/2 per cent (13.5 %) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of

One Hundred Fifty Two & 25/100 - - - - - (\$ 152.25) 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 Thursa Stewart 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, on the southeast side of Pelham Street, near the Town of Greer, Chick Springs Township, being designated as Lot No. 2 and a portion of Lot No. 1 on plat of Holtzclaw Estate known as "Norwood" made by W. N. Willis, Engineer, January, 1916, recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book 66, Page 119, and having, according to said plat and a recent survey made by Warren P. Jenkins, Surveyor, May 20, 1961, the following metes and bounds, to wit:

Beginning at an iron pin on the southeast side of Pelham Street in the front line of Lot No. 1, said pin being 71 feet in a southwesterly direction from the point where the southeast side of Pelham Street intersects with the southwest side of Snow Street and runs thence throught Lot No. 1 S. 55-43 E. 149.2 feet to an iron pin; thence S. 33-45 W. 71 feet to an iron pin; thence with the line of Lot 3 N. 55 - 38 W., 148.5 feet to an iron pin on the southeast side of Pelham Street; thence along the southeast side of Pelham Street N. 33-05 E. 71 feet to the beginning corner.

This conveyance is subject to all restrictions, set back lines, roadways, easements, rights of way, if any, affecting the above described property.

This is the same property conveyed to Lewis J. Armstrong and Margaret R. Armstrong by deed of William B. Ducker dated March 6, 1973 and recorded in the R.M.C. Office of Greenville County in Deed Book 969 at Page 147.

This is the same conveyed to me by Lewis J. Armstrong and Margaret R. Armstrong by deed dated May 7, 1980, recorded in Deed Book 1125 Page 261 on May 7, 1980, in R.M.C. Office for Greenville County.

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