

State of South Carolina

VOL 1653 PAGE 814

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, Theron C. Smith III & Rosalind O. Smith

SEND GREETING:

WHEREAS, we the said Theron C. Smith III & Rosalind O. Smith 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 One Hundred Thousand and no/100-----(\$ 100,000.00) 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 Thousand One Hundred Seventy One & 58/100-----(\$ 1,171.58-----) 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 Theron C. Smith III & Rosalind O. Smith, 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, located near the City Limits of Greer, S.C. on the Western side of Sheffield Road and being shown as lot numbers EIGHTEEN (18) and NINETEEN (19), SECTION ONE (1), on plat of BELMONT HEIGHTS, made by Dalton & Neves, surveyors, June 1960, and recorded in plat book RR page 38 and plat book QQ page 160-161, Greenville County R.M.C. Office and having the following Courses and distances, to wit:

BEGINNING at an iron pin on the westerly edge of Sheffield Road, joint corner (front) lots Nos. 19 and 20 and running thence N. 59-10 W., 204 feet to an iron pin; thence N. 19-34 E., 224.4 feet to an iron pin; thence N. 59-01 E., 248.4 feet to an iron pin on said road; thence along said road S. 30-59 W., 220 feet to the beginning corner.

This is the same conveyed to Robert G. Jewell and Frances P. Jewell by Joseph O. Smith, M.D., and Barbara S. Smith by deed recorded Dec. 10, 1976 in deed book 1047 page 683, Greenville County R.M.C. Office.

This is the same conveyed to us by Robert G. Jewell and Frances P. Jewell by deed dated March 26, 1984, to be recorded herewith.

SC70 -----3 MR26 84 015

RECORDED IN DEED BOOK 1047 PAGE 683
MAY 1984
STAMP \$ 10.00

4.00CD

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