

MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF GREENVILLE

FILED  
GREENVILLE, S.C.  
MAY 4 11 41 AM '84  
SUNNYSIDE  
R.H.C.

VOL 1661 PAGE 94

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

To All Whom These Presents May Concern:

We, Michael D. Childress and Alice F. Childress

SEND GREETING:

WHEREAS, we the said Michael D. Childress and Alice F. Childress

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 Twenty Four Thousand and no/100-----(\$ 24,000.00-----) Dollars, with interest from the date hereof at the rate of thirteen ¼ per cent (13.25%) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of

Three Hundred Eleven and 60/100-----(\$ 311.60-----) 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 Michael D. Childress and Alice F. Childress, 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 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, in Oneal Township, with buildings thereon, located on the south side of McElhaney Road about one mile east of Double Springs Church and contains three acres more or less, and having the following metes and bounds, to wit:

BEGINNING at a point in the center of McElhaney Road at its intersection with a county road that leads to Center Bridge and running thence with Tow Powell's property line S. 5-30 E., 192.7 feet to an iron pin near a stone; thence S. 22-00 W. 266 feet over an iron pin to the center of Clear Creek; thence up the meanders of Clear Creek, the traverse line of said creek being N. 89-15 E., 505 feet to an iron pin, corner of Carl Raymond Larke lot; thence N. 6-15 E. 448 feet to a point in the center of McElhaney Road; thence S. 88-19 E. 534.8 feet to the beginning corner.

This deed is made subject to any restrictions, easements, and rights-of-way that may appear of record and/or on the recorded plat and/or on the premises.

This is the same conveyed to us by Paul Lee and Willie Mae Lee by deed dated May 2, 1984 to be recorded herewith.

STATE OF SOUTH CAROLINA  
DEPARTMENT OF REVENUE  
DOCUMENTARY STAMP TAX  
MAY 04 1984  
\$ 09.60

0094

18328-17-21