

MORTGAGE OF REAL ESTATE

State of South Carolina }
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:

Charles Tedstone and Florence Tedstone

SEND GREETING:

WHEREAS, we the said Charles Tedstone and Florence Tedstone 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 Sixty-Eight Thousand and 00/100 (\$68,000.00) Dollars, with interest from the date hereof at the rate of Thirteen/One-Fourth per cent (13.25%) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of Eight Hundred Seventy-One and 59/100 (\$ 871.59) 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 Charles Tedstone and Florence Tedstone, 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 mortgagors 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, being known and designated as Lot 147, Devenger Place, Section 9, as shown on plat prepared by Dalton & Neves Engineers, said plat being recorded in the RMC Office for Greenville County in Plat Book 6H at Page 71, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Bloomfield Court at the joint front corner of Lots 147 and 146 and running thence along the common line of said lots, S. 43-59 W. 148.3 feet to an iron pin; thence along the rear of Lot 147, S. 55-36 E. 90 feet to an iron pin; thence along the common line of Lots 147 and 148, N. 39-02 E. 190.5 feet to an iron pin on Bloomfield Court; thence along Bloomfield Court the following distances: N. 35-25 W. 15.8 feet; thence S. 68-32 W. 47.8 feet; thence N. 68-37 W. 40 feet to the point of beginning.

This being the same property conveyed to the Mortgagors herein by Deed of Pierre Robert Benod and Anne Marie Benod, dated March 19, 1984, and to be recorded herewith in the RMC Office for Greenville County, S.C.

Mortgagee's address: P. O. Box 388, 117 Trade Street, Greer, S.C. 29651

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
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