

MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF GREENVILLE

12 07 PM '84
S. CAROLINA BY

To All Whom These Presents May Concern:

I, Frances S. Wolfe

SEND GREETING:

WHEREAS, I the said Frances S. Wolfe

in and by am 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

Thirteen Thousand and no/100----- (\$13,000.00-----) Dollars,

with interest from the date hereof at the rate of Ebardeen per cent (14 %) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of

One Hundred Seventy Three & 13/100----- (\$ 173.13-----) 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 Frances S. Wolfe

, 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 usme 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 the City of Greer on the Eastern side of New Pelham Road, and being shown and designated as lot number FOUR (4) on plat of J.P. Greene Estate, made by M.O. Owens, Surveyor, Jan 10, 1935 and recorded in plat book FF page 231, R.M.C. Office for Greenville County and having the following courses and distances, to wit:

BEGINNING at an iron pin on edge of New Pelham Road, corner of lot No. 3 and running thence as the common line of lots 3 and 4, S. 82-20 E., 5.90 chs., (389.40 feet) to an iron pin in ditch; thence S. 7 E., 86 links (56.78 feet) to corner of lot No. 5; thence N. 82-20 W., 6 chs. (396 feet) to said road; thence with the said road N. 1/2 E., to the beginning corner.

ALSO:

All that piece, parcel or lot of land adjoining the above lot on the north and being shown and designated as lot number THREE (3) on plat of the J. P. Greene Estate, recorded in plat book FF page 231, R.M.C. Office for Greenville County and having the following courses and distances, to wit:

BEGINNING on the Eastern side off New Pelham Road, corner of lot No. 2 and running thence S. 82-20 E., 5.80 chas (382.80 feet) to pin at ditch; thence S. 7.E., 87 links (57.42 feet) to the rear corner of Lot No. 4 on said plat; thence as the common line of lots 3 and 4, N. 82-20 W., 5.90 Chs. (389.40 feet) to said road; thence with the said road N. 1/2 E., 87 links (57.42 feet) to the beginning corner.

This is the same property conveyed to James W. Wall by Loree Strange et al by deed recorded 10/26/1977 in deed book 1067 page 348, Greenville County R.M.C. Office.

This is the same property conveyed to me by James W. Wall by deed dated July 10, 1984, to be recorded herewith.

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