

MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF GREENVILLE

FILED GREENVILLE CO. S. C. SEP 27 11 54 AM '72 CITIZENS B. & L. ASSOCIATION P. O. BOX 388, 117 TRADE ST. GREER, S. C. 29651 DONNIE S. TANKERSLEY R.H.C.

To All Whom These Presents May Concern:

We, James R. Roddy and Kay P. Roddy

SEND GREETING:

WHEREAS, we the said James R. Roddy and Kay P. Roddy 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 Three Thousand and No/100 -----(\$ 3,000.00 ) Dollars, with interest from the date hereof at the rate of eight 3/4 per cent ( 8 3/4%) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of Twenty six and 52/100 -----

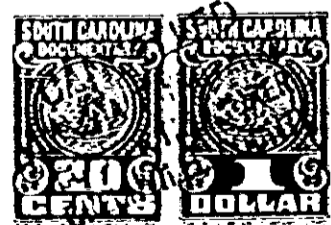
-----(\$ 26.52 ) Dollars due and payable on the 5th day of each and every calendar month hereafter until the full principal sum, with interest and all costs, insurance, and expenses incurred in connection with said loan, has been paid, said monthly payments to be applied first to the payment of interest, 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 James R. Roddy and Kay P. Roddy, 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, Chick Springs Township, about one mile north from Chick Springs, and being shown and designated as Property of J. I. Perry, according to plat prepared by Campbell & Clarkson on August 30, 1972, said plat being recorded in the R. M. C. Office for Greenville County in Plat Book SSS at page 581, and having the metes and bounds as shown thereon, containing 6.54 acres.

This conveyance is subject to any and all existing reservations, easements, rights of way, zoning ordinances and restrictions or protective covenants that may appear of record, on the recorded plat(s) or on the premises.

This is the same conveyed to us by J. I. Perry by deed dated September 12, 1972 recorded in deed book 955 page 179, Greenville County R. M. C. Office.



(CONTINUED ON NEXT PAGE)

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