

MORTGAGE OF REAL ESTATE

1440 16

State of South Carolina

COUNTY OF GREENVILLE

GREENVILLE CO. S.C.
2 26 1978

CITIZENS B. & L. ASSOCIATION
P. O. BOX 303, 117 TRADE ST.
GREEN, S. C. 29651

To All Whom These Presents May Concern:

We, Stanley M. Coster and Nancy S. Coster

SEND GREETING:

WHEREAS, we the said Stanley M. Coster and Nancy S. Coster

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 **Thirty Three Thousand & No/100** - - - - - (\$ 33,000.00) Dollars, with interest from the date hereof at the rate of **Nine** per cent (9 %) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of **Two Hundred Seventy Six and 94/100**

- - - - - (\$ 276.94) 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 Stanley M. Coster Nancy S. Coster, 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, O'Neal Township, located on the West side of Isaqueena Drive and being showmand designated as lot number 26 on plat of Jamestown Estates, Section II, plat thereof recorded in plat book 4X page 68, Greenville County, R. M. C. Office and having the following metes and bounds, to wit:

Beginning at the joint front corner of lots, 25 and 26 on the east side of Isaqueena Drive and running as a common line of lots 25 and 26, N. 87-03W 158.0 feet to an iron pin; thence N2-55E 160 feet to an iron pin; thence as a common line of lots 26 and 27, S87-03E, 158.3 feet to an iron pin on the West side of Isaqueena Drive; thence S3-02 W. 160 Feet and running thence on Isaqueena Drive to the beginning corner.

Property conveyed subject to restrictions for section I of the Jamestown Estates, which restrictions are recorded in the R. M. C. Office for Greenville County and the easements and set back lines indicated on plat of Section II of Jamestown Estates apply to this lot being lot No. 26.

This being a portion of the same tract of land deeded by deed to Ratterree-James Insurance Agency by Thomas Daniel Johnson by deed dated 8th day July, 1968 and recorded in Vol. 848, page 120 in the R. M. C. Office for said Greenville County. -289-537.8-1-13

This is the same property conveyed to me by Ratterree-James Insurance Agency by deed dated June 19, 1978, to be recorded in the R. M. C. office for Greenville County.

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