

MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF GREENVILLE GREENVILLE CO. S.C.

JAN 20 11 56 AM '81

SONNIE S. TANKERSLEY

To All Whom These Presents May Concern:

CITIZENS BUILDING AND LOAN ASSOCIATION
P. O. BOX 1000 GREENVILLE S.C.

We, William E. Crawford and Willodean M. Crawford SEND GREETING:

WHEREAS, we the said William E. Crawford and Willodean M. Crawford 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 Five Thousand Five Hundred and No/100 (\$ 5,500.00) Dollars, with interest from the date hereof at the rate of fourteen 1/2 per cent (14.5%) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of One Hundred Twenty-nine and 42/100

(\$ 129.42) 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 William E. Crawford and Willodean M. Crawford, 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, City of Greer, lying on the southern side of Mt. Vernon Circle, and being shown and designated as lot No. 6 on a plat of Section 3 of Burgiss Hills, prepared by Piedmont Engineers and Architects, dated September 19, 1963, recorded in the R. M. C. Office for Greenville County in Plat Book BBB, Page 191, and having, according to said plat, the following courses and distances, to-wit:

Beginning at an iron pin on the southern side of Mt. Vernon Circle at the joint front corner of Lots 5 and 6 as shown on said plat, and running thence with the common line of said lots, S. 1-34 E. 195.1 feet to an iron pin; thence N. 69-01 E. 175 feet to an iron pin at the joint rear corner of Lots 6 and 7; thence with the common line of said lots, N. 23-00 W. 175.3 feet to an iron pin on the southern side of Mt. Vernon Circle; thence with the southern side of Mt. Vernon Circle, S. 67-16 W. 50.0 feet to an iron pin and S. 79-53 W. 55.0 feet to an iron pin, the point of beginning.

This property is conveyed subject to restrictive covenants recorded in the R.M.C. Office for Greenville County in Deed Book 800 page 378 and to all set back lines, right-of-way and easements of record, as shown on recorded plat(s) and as may be determined from an inspection of the property.

This is the same conveyed to us by McElrath & Tucker, Inc. by deed dated December 27, 1978, recorded in R.M.C. Office for Greenville County.

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