

MORTGAGE OF REAL ESTATE

State of South Carolina } FILED }  
F.C.S.C.

COUNTY OF GREENVILLE AUG 31 3 47 PM '81

DONNIE S TANKERSLEY  
R.M.C.

To All Whom These Presents May Concern:

James W. Fayssoux and Charles C. Fayssoux

SEND GREETING:

WHEREAS, WE the said James W. Fayssoux and Charles C. Fayssoux  
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  
Twenty four thousand and 00/100----- (\$ 24,000.00 ) Dollars,  
with interest from the date hereof at the rate of sixteen & per cent (16.5 %) per annum, unpaid interest to  
one-half  
bear interest at the same rate, to be repaid in installments of Three hundred forty two and 94/100----

----- (\$ 342.94 ) 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 James W. Fayssoux and  
Charles C. Fayssoux, 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, in Gantt  
Township, being a part of lot carved out of the center of the same lot of land that  
was conveyed to Tom Reid by deed from E. C. McNabb October 7, 1949, recorded in the  
Office of the RMC for Greenville County in Deed Book 393 at Page 220, the same being a  
part of Tract No. 12 as shown on plat of property of E. A. Smythe, et al, made by  
Dalton & Neves, said plat being recorded in Plat Book "D" at Page 170, and having the  
following courses and distances, to-wit:

Beginning on a stake or iron pin in or on the west side of Dempsey Street, joint corner  
of the lot previously conveyed by Tom Reid to Mr. Freeman, and runs thence N. 71-04 W.  
242 feet, more or less, to a stake on the old line in the branch; thence up the branch  
as the line 100 feet, more or less, to a stake on the northern line of the tract  
conveyed to Tom Reid; thence with this line S. 71-04 E. 242 feet, more or less, to a  
stake in or on the west side of Dempsey Street; thence with Dempsey Street 100 feet to  
the beginning corner.

This is the same property conveyed to James W. Fayssoux by deed of Joe Reid and Grace  
Ellen Reid recorded in the RMC Office for Greenville County in Deed Book 1147 at page 63  
on April 28, 1981. James W. Fayssoux conveyed a one-half interest in said property to  
Charles C. Fayssoux of even date to be recorded herewith.

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