

MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF GREENVILLE

BOOK 1584 PAGE 826

S.C.

MAR 11 11 35 AM '82

COMM. CLERK WALTERSLEY

To All Whom These Presents May Concern:

WE, Derrell A. Smith and Martha R. Smith

SEND GREETING:

WHEREAS, We the said Derrell A. Smith and Martha R. Smith

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 Thousand & No/100-----(\$ 20,000.00) Dollars,

with interest from the date hereof at the rate of Seventeen per cent (17 %) per annum, unpaid interest to

bear interest at the same rate, to be repaid in installments of Three Hundred Seven & 81/100-----

(\$ 307.81) 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 Derrell A. Smith and Martha R. Smith, 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, located on the Eastern side of Jordan Road and the Southern side of a drive and being shown as Lot No. 1 on a plat made for Anthony Smith and Martha Smith by Jones Engineering Service, dated Feb. 19, 1982 (also known as lot No. 1 of W.O. Reid Property) and having the following courses and distances, to wit:

Beginning at an iron pin on the Eastern side of Jordan Road and Southern side of a drive or road and running thence along the eastern side of Jordan Road S. 22-55 E., 67 feet to old iron pin: thence S. 84-00 E., 172 feet to iron pin; thence N. 14-23 W., 123.9 feet to pin on the southern side of a drive or road; thence along the Southern side of Drive or road, S. 76-22 W., 171.19 feet to the beginning corner. This is a part of the same conveyed to W.O. and Florence C. Reid by Woodrow W. Reid et al by deed recorded Feb. 3, 1972 in deed book 935 page 344, Greenville County R.M.C. Office.

This is the same conveyed to us by W.O. Reid and Florence C. Reid by Deed dated February 25 th, 1982, to be recorded herewith.

SOUTH CAROLINA
RECORDING & TAX COMMISSION
DOCUMENTARY
STAMP
\$ 08.00

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