

1377 99

MORTGAGE OF REAL ESTATE

State of South Carolina }  
COUNTY OF GREENVILLE }

S. C. CITIZENS B. & L. ASSOCIATION  
P. O. BOX 388, 117 TRADE ST.  
GREER, S. C. 29651

To All Whom These Presents May Concern:

I, Virginia B. Tate

SEND GREETING:

WHEREAS, I the said Virginia B. Tate

in and by her certain promissory note in writing of even date with these Presents, am 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 Sixteen 1/2 per cent (16.5 %) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of

Three Hundred & 75/100-----(\$ 300.75-----) 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 I the said Virginia B. Tate, 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 me 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 Greenville, on the western side of Penn Street (formerly Smith Street), and being known and designated as part of Lot No. 111 of the D.B. Smith Subdivision, shown on plat recorded in the R.M.C. Office for Greenville County in Plat Book H. at Page 279, and having according to a survey entitled "Property of Haskell H. Martin", prepared by L.P. Slattery, R.S., dated January 18, 1952, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Penn Street at a point N. 25-20 E. 388.6 feet from the intersection of Penn Street with Tallulah Drive; thence S. 63-18 W. 202 feet to an iron pin; thence N. 21-18 W. 45 feet to an iron pin; thence N. 58-45 E. 207.7 feet to an iron pin on the western side of Penn Street; thence with the line of said Street, S. 25-20 E. 60.6 feet to the point of beginning.

THIS is the same property as that conveyed to the Mortgagor herein by deed from Jack P. Tate, Jr., Sharon T. Alder, Virginia Lois Tate, and Margaret Bell Tate recorded in the R.M.C. Office for Greenville County in Deed Book 1077 at Page 639 on April 24, 1978.

2  
AJ  
3  
1402  
A.C.C.I

STATE OF SOUTH CAROLINA  
DOCUMENTARY  
STAMP  
\$10.00

11  
R  
5  
0  
0  
0

4328 RV-2