

MORTGAGE OF REAL ESTATE

BOOK 1588 PAGE 397

State of South Carolina

COUNTY OF GREENVILLE

GR: FILED
S.C. CITIZENS B. & L. ASSOCIATION
DONH: 1 25 PM '82 P. O. BOX 388, 117 TRADE ST.
R.M.C. WINDERSLEY GREER, S. C. 29651

To All Whom These Presents May Concern:

WE, ANGELA B. CRAIG AND STEPHANIE B. JONES

SEND GREETING:

WHEREAS, WE the said ANGELA B. CRAIG AND STEPHANIE B. JONES

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 Two Thousand & No/100 - - - - - (\$ 32,000.00) Dollars, with interest from the date hereof at the rate of Fourteen per cent (14.0%) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of

Three Hundred Ninety Seven & 93/100 - - - - - (\$ 397.93) 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 Angela B. Craig and Stephanie B. Jones, 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, Chick Springs Township, in the Town of Greer, on the northwest side of Arlington Avenue (formerly Drace Street), and having the following metes and bounds, to wit:

BEGINNING at an iron pin on said northwest side of Arlington Avenue (inside of sidewalk), and on the corner now or formerly of J. V. Barnett lot (formerly J. M. Miller land, and running thence N. 7-48 E. 180 feet to an iron pin on the corner of the said Barnett lot and the lands formerly of the estate of J. M. Miller; thence S. 82-38 E. 80 feet to an iron pin; thence S. 7-38 W. 180 feet to an iron pin on inside of sidewalk of Arlington Avenue; thence with Arlington Avenue, N. 82-38 W. 80 feet to the point of beginning.

This conveyance is subject to all restrictions, easements, rights of way, roadways and zoning ordinances of record, on the recorded plats or on the premises.

This is the same property conveyed to Blanche L. Clement by deed of Ethel W. Lanford, recorded in the RMC Office for Greenville County on Oct. 7, 1936, in Deed Book 187, at page 357; and the same devised to M. E. Clement by Will of Blanche L. Clement; and the same devised to Connie Maxwell Childrens Orphanage by Will of M. E. Clement; see Probate Court for Greenville County, Apt. 1692, File No. 3.

This is the same conveyed to us by Connie Maxwell Childrens Home, by it duly qualified officers; and Bank of Greer, as Executor of the Estate of M. E. Clement, by its duly qualified officers, by deed dated December 3, 1982 to be recorded in RMC Office for Greenville County.

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