

MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF GREENVILLE

FILED
GREENVILLE S.C.
MAY 3 11 19 AM '83
GONNE... R.M.C.

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

To All Whom These Presents May Concern:

I, Roy Craft

SEND GREETING:

WHEREAS, I the said Roy Craft

in and by my 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 Seventeen Thousand Five Hundred and No/100- - - - - (\$ 17,500.00) Dollars, with interest from the date hereof at the rate of thirteen per cent (13 %) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of Two Hundred Twenty One and 43/100 - -

- - - - - (\$ 221.43) 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 Roy Craft

, 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, Chick Springs Township, located in the City of Greer on the West side of Line Street Extension and having the following courses and distances, to wit:

Beginning on an iron pin ; on the Western side or edge of Line Street Ext., corner of lands formerly of Mrs. Faye Greene Groce and runs thence with the Groce line in a Westerly direction (stright line) to an iron pin in a ditch; thence with the ditch as the line in a Northerly direction 72 feet to an iron pin; thence a new line in a Easterly direction 192 feet to an iron pin on the Western edge of Line Street Ext.,; thence with the Western edge of said street in a Southerly dirv ection 72 feet to the beginning corner and being shown as lot number G2-1-41 on Greenville County Block Books.

This is the same conveyed to W. Harold Hill by Roy B. Morgan by deed recorded July 24, 1980, in Deed Book 1129, Page 759, Greenville County R. M. C. Office.

This is the same conveyed to me by W. Harold Hill by deed dated April 29, 1983, to be recorded herewith.

400 3 36041A01

STATE OF SOUTH CAROLINA
DOCUMENTARY TAX COMMISSION
DOCUMENTARY TAX STAMP
MAY 1983
07.00