

MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF GREENVILLE

FILED GREENVILLE CO. S. C. JUL 6 12 58 PM '78 BONNIE S. TANKERSLEY R.M.C.

BOOK 1372 PAGE 87

To All Whom These Presents May Concern:

We, L. A. Crouch and Nellie W. Crouch

SEND GREETING:

WHEREAS, we the said L. A. Crouch and Nellie W. Crouch

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

Three Thousand and No/100 ----- (\$ 3,000.00) Dollars,

with interest from the date hereof at the rate of nine per cent (9 %) per annum, unpaid interest to

bear interest at the same rate, to be repaid in installments of Thirty and 43/100 -----

----- (\$ 30.43) 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 we the said L. A. Crouch and Nellie W. Crouch, 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, lying and being 625 feet west of Old Rutherford Road and being shown as Tract No. 3, containing 5.03 acres, on a plat entitled "Property of A. & B Properties," dated June, 1974 and prepared by W. R. Williams, Jr., said plat being recorded in the R. M. C. Office for Greenville County in Plat Book 5 J at page 28 and having such metes and bounds as shown thereon, reference to said plat being made for a more complete description.

This is a portion of that same property conveyed to A. & B Properties, Inc. by deed recorded in the R. M. C. Office for Greenville County in Deed Book 978 at page 447.

This is the same property conveyed to L. A. Crouch and Nellie W. Crouch by A. & B Properties, Inc. by deed dated March 18, 1975 recorded in the R. M. C. Office for Greenville County. Deed book 1016 page 955.



4328 RV-2J