

MORTGAGE OF REAL ESTATE

State of South Carolina

Greenville and  
COUNTY OF Laurens

FILED  
GREENVILLE CO. S. C.  
APR 4 1 41 PM '83  
DONNIE S. TAMMERSLEY  
R.M.C.

To All Whom These Presents May Concern:

We, Gregory A. Reed and Joan R. Reed

SEND GREETING:

WHEREAS, we the said Gregory A. Reed and Joan R. Reed 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 Four Thousand Six Hundred Thirty Nine and 90/100-----(\$34,639.90---- ) Dollars, with interest from the date hereof at the rate of Thirteen½ per cent ( 13½ %) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of Four Hundred Fifty Six and 32/100----- (\$ 456.32-----) 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 Gregory A. Reed and Joan R. Reed, 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 and Laurens

ALL that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, partly in Greenville County and partly in Laurens County, on the western side of a County Road and being shown and designated on a unrecorded plat of the property of Frances S. Crosby as a 5.5 acre tract and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in the center of a County Road, and running thence S. 85-40 W. 964.9 feet to an iron pin in the property line of Cooper; and running thence with the Cooper line, N. 34-49 E. 355 feet to an iron pin; thence N. 85-40 E. 740.8 feet to a point in the center of a County Road; thence with the center of said County Road, S. 4-19 E. 275 feet to the point of beginning.

This being the same property conveyed to Mortgagors by deed of Larry D. Ricketts and May M. Ricketts recorded in the R.M.C. Office for Greenville County in Deed Book 1151 at page 296 on July 7, 1981 and also being recorded in the Office of the Clerk of Court for Laurens County in Deed Book 225 at page 583 on July 22, 1981.

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STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
STAMP  
APR-4'83 TAX 13.88

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