

MORTGAGE OF REAL ESTATE

State of South Carolina } FILED
 COUNTY OF GREENVILLE } 12 59 PM '80 S. C.
 GREENVILLE } R.M.C. CITIZENS B. & L. ASSOCIATION
 P.O. BOX 388, 117 TRADE ST.
 GREEN, S. C. 29651

To All Whom These Presents May Concern:

We Donald O. Sheridan and Geraldine M. Sheridan

SEND GREETING:

WHEREAS, we the said Donald O. Sheridan and Geraldine M. Sheridan
 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
 Twenty Thousand and no/100----- (\$ 20,000.00----) Dollars,
 with interest from the date hereof at the rate of thirteen and a half per cent (13.5%) per annum, unpaid interest to
 bear interest at the same rate, to be repaid in installments of

Two Hundred Forty One and 48/100----- (\$ 241.48-----) 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 Donald O. Sheridan
 and Geraldine M. Sheridan, 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 mortgagee, 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, on the
 northwestern side of Kindlin Way, and known and designated as Lot No. 6 of a Sub-
 division known as Fox Ridge at Pebble Creek, Phase I, plat of which is recorded
 in the R.M.C. Office for Greenville County in Plat Book 7-C at Page 67, and, according
 to said plat, has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwestern side of Kindlin Way, at the joint front
 corner of Lots Nos. 6 and 7, and running thence with the joint line of said Lots
 N. 63-05 W. 203.6 feet to an iron pin in the line of property now or formerly of
 Duke Power Company; running thence N. 53-01 E. 101.52 feet to an iron pin at the joint
 rear corner of Lots Nos. 5 and 6; running thence with the joint line of said Lots S.
 52-06 E. 163.98 feet to an iron pin on the Northwestern side of Kindlin Way; running
 thence with the Northwestern side of said Way S. 28-52 W., 60 feet to an iron pin,
 point of beginning.

THIS property is conveyed subject to easements, conditions, covenants, restrictions
 and rights of way which are a matter of record and/or actually existing on the ground
 affecting the subject property.

THIS is the identical property conveyed to Preferred Homes, Inc., by United Develop-
 ment Services, Inc., by deed recorded in the R.M.C. Office for Greenville County
 November 10, 1980, in Deed Book 1137 at Page 68.

THIS is the same property conveyed to us by Preferred Homes, Inc., by deed dated
 December 5, 1983, to be recorded herewith.

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RECORDED

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