

MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF GREENVILLE

FILED
GREENVILLE, S. C.
MAY 7 1979
CITIZENS B. & L. ASSOCIATION
P. O. BOX 388, 117 TRADE ST.,
GREENVILLE, S. C. 29651
R.H.C.

To All Whom These Presents May Concern:

We, George C. Jones and Joyce M. Jones

SEND GREETING:

WHEREAS, we the said George C. Jones and Joyce M. 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 Twenty Five Thousand and no/100-----(\$ 25,000.00-----) Dollars, with interest from the date hereof at the rate of thirteen 1/2 per cent (13.5%) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of

Three Hundred One and 85/100 -----(\$ 301.85-----) 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 George C. Jones Joyce M. 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 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, in the Chick Springs Township, in the City of Greer, on the eastern side of Poplar Drive and being shown on plat made for Wayne Lee Rochester by H. S. Brockman, surveyor, dated February 13, 1968, and having the following metes and bounds, to wit:

BEGINNING at an old iron pin on the eastern side of Poplar Drive and running thence S. 84-04 E., 147.2 feet to an old pin; thence S. 81-46 E., 146.2 feet to a ditch, iron pin set back 5 feet from ditch; thence down the ditch, the ditch the line, S. 35-05 W., 77 feet to an iron pin; iron pin set back 5 feet on west side of ditch; thence along old fence, the fence the line N. 83-05 W., 252 feet to an iron pin on the Eastern side of Poplar Drive; thence N. 02-52 E., 69 feet along Poplar Drive to the beginning corner.

This is the same conveyed to Annie Lou C. Crawford, formerly Annie Lou Campbell Rochester by Wayne L. Rochester by deed recorded May 1, 1979, in deed book 1101 page 585, Greenville County R.M. C. Office.

This is the same conveyed to us by Annie Lou C. Crawford, formerly Annie Lou Campbell Rochester, by deed dated February 3, 1984, to be recorded herewith.

STATE OF SOUTH CAROLINA
REVENUE DEPARTMENT
DOCUMENTARY TAX
STAMP TAX \$ 10.00