

MORTGAGE OF REAL ESTATE

State of South Carolina }
COUNTY OF GREENVILLE }

To All Whom These Presents May Concern:

We, James Christopher Moon, Jr., & Janet Geer Moon SEND GREETING:

WHEREAS, we the said James Christopher Moon, Jr., & Janet Geer Moon
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
Sixty Thousand and no/100-----(\$ 60,000.00-----) 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

Seven Hundred Two and 93/100-----(\$ 702.93-----) 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 James Christopher
Moon Jr., & Janet Geer Moon, 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 Oneal
Township, being designated as Lot No. 18 on a plat entitled, "Jamestown Estates,
Section Two," prepared by Campbell & Clarkson, Surveyors, dated November 30, 1972
and recorded in the R.M.C. Office for Greenville County in Plat Book 4-X at page 68
and having such metes and bounds as appear by reference to said plat. The subject
lot fronts on the westerly side of Williamsburg Drive, a total distance of 200.8
feet.

This is a portion of a 10.89 acre tract conveyed to Ratterree-James Insurance Agency
by deed of Buford R. Chandler, recorded on June 19, 1968 in Deed Book 846 at Page 594.

This property is conveyed subject to any and all easements or rights-of-way
affecting same and specifically to the restrictions and protective covenants re-
corded in Deed Book 914 at page 279 and in Deed Book 1032 at Page 634, which covenants
are hereby amended as to the subject lot to require that no dwelling constructed
thereon shall contain less than 2,000 square feet in the main structure, exclusive
of open porches and garages.

This is the same conveyed to us by Ratterree-James Insurance Agency by deed
dated October 14, 1983, recorded January 20, 1984 in Deed Book 1204 page 818 in
the R.M.C. Office for Greenville County.

STATE OF SOUTH CAROLINA
RECORDS SECTION
DOCUMENTARY
APR 19 1984
STAMP
LAX
\$ 24.00

4328-RV-23