

State of South Carolina

COUNTY OF GREENVILLE

CITIZENS B. & L. ASSOCIATION
P. O. BOX 388, 117 TRADE ST.
GREER, S. C. 29651

To All Whom These Presents May Concern:

It, Pleasant Grove Properties, Inc.,

SEND GREETING:

WHEREAS, it the said Pleasant Grove Properties, Inc.,
(Pleasant Grove Properties Inc.,)
in and by it's certain promissory note in writing of even date with these Presents, is well
and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of
Twenty Six Thousand and no/100----- (\$26,000.00-----) Dollars,
with interest from the date hereof at the rate of fourteen $\frac{1}{4}$ per cent (14.25%) per annum, unpaid interest to
bear interest at the same rate, to be repaid in installments of

Three Hundred Fifty and 64/100----- (\$- 350.64-----) 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 it the said Pleasant Grove
Properties, Inc., 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 it 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, on the
Northern side of Buncombe Road in Pleasant Grove Community and being shown on plat
of property made for Pleasant Grove Properties, Inc., dated Nov, 2, 1984, by Wolfe
& Huskey, Inc., Surveyors, and having the following courses and distances, to wit:

Beginning at RR spike in center of Buncombe Road, corner of Mattie H. Wood and
running thence with this line N. 14-32 E., 445.95 feet to pin, corner of other pro-
perty of Pleasant Grove Properties, Inc., thence with this line S. 63-06 E., 150
feet to pin; thence S. 14-32 W., 445.95 feet with other property of Pleasant Grove
Properties, Inc., to nail and cap in center of Buncombe Road; thence with the center
of said road N. 63-06 W., 150 feet to the beginning corner and containing 1.50 acres,
more or less.

This is a part of the property conveyed Pleasant Grove Properties, Inc., by
Clarence E. Rogers by deed recorded April 29, 1983 in deed book 1187 page 407, Greenville
County R.M.C. Office.

