

State of South Carolina

COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
APR 24 2 02 PM '79
DORRIS S. TANKERSLEY
R.M.C.

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

To All Whom These Presents May Concern:

I, Ruth B. Bauers

SEND GREETING:

WHEREAS, I the said Ruth B. Bauers

in and by my certain promissory note in writing of even date with these Presents, am well and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of

Nine Thousand and No/100 - - - - - (\$ 9,000.00) Dollars,

with interest from the date hereof at the rate of ten 1/4 per cent (10.25%) per annum, unpaid interest to

bear interest at the same rate, to be repaid in installments of One Hundred Ninety two and 34/100 -

- - - - - (\$ 192.34) 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 I the said Ruth B. Bauers, 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 me 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, about eight miles north of Greer, being designated as Tract No. 4 on plat made by S. D. Atkins for Junie Wall Estate, January 19, 1973, and according to said plat has the following courses and distances:

Beginning at a point in the center of County Road, joint corner of tracts Nos. 4 and 5 and running thence N. 20 W. 893 feet to an iron pin, thence N. 60-20 E., 200 feet to an iron pin, thence S. 20 E. 964 feet to a point, thence S. 81-25 W. 200 feet to the point of beginning and containing according to said plat 4.1 acres, more or less.

This conveyance is subject to all restrictions, setback line, roadways, zoning ordinances easements and rights-of-way appearing on the property and/or record.

This is the same conveyed to me by Dennis L. Kemp by deed dated April 9, 1979, recorded in deed book 1100 page 177, Greenville County R. M. C. Office, on the 10th of April, 1979.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
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