

State of South Carolina

COUNTY OF Greenville

FILED
S. C.
NOV 28 1980
WILKINSON
SHERIDAN

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

To All Whom These Presents May Concern:

We, Steven M. Steading and Donna H. Steading

SEND GREETING:

WHEREAS, we the said Steven M. Steading and Donna H. Steading in and by their 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 Thirty Thousand and No/100 (\$ 30,000.00) Dollars, with interest from the date hereof at the rate of Fourteen 1/2 per cent (14 1/2 %) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of

Three Hundred Eighty Four and No/100 (\$ 384.00) 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 Steven M. Steading and Donna H. Steading, 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 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 County State of South Carolina, located near Taylors, S. C., located on the Southern side of Brushy Creek Road, and Being shown on plat made for Steven M. & Donna H. Steading by Wolfe & Huskey, Inc., dated March 31, 1980 and having the following courses and distances, to wit:

Beginning at corner of Betty Holtzclaw northeast corner of property herein described and running thence along her line S. 35-35 E., 701.2 feet to old pin near creek, being 145 feet S. 63-00 W. from large poplar, old corner; thence S. 63-00., 145 Feet to old pin; thence with another line of Betty Holtzclaw N. 38-26 W., 638.8 feet to southern side of Brushy Creek Road; thence with the southern side of said road N. 39-17 E., 60 feet to pin; thence still with road N. 41-15 E., 100 feet to pin; thence N. 45-20 E., 20 feet to pin and the beginning corner and containing 2.45 acres, more or less and shown as lot No. 2A on said plat.

This is same conveyed to the within mortgagors by Betty A. Holtzclaw by deed dated April 25, 1980 to be recorded herewith and by deed of Jerry L. Leopard and Ruth F. Leopard, recorded July 28, 1977, in deed book 1061 page 341, R. M. C. Office for Greenville County.

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