

MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF GREENVILLE

RECORDED  
SEP 10 1980  
DEPT. OF REVENUE

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

BOOK 1504 PAGE 589

To All Whom These Presents May Concern:

I, James C. Stringer

SEND GREETING:

WHEREAS, I the said James C. Stringer

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 Seven Thousand & No/100 ----- (\$ 7,000.00 ) 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

One Hundred Nineteen & 62/100 ----- (\$ 119.62 ) 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 James C. Stringer, 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, being the easternmost tract and containing 4.1 acres, more or less, on plat entitled "Survey for L. W. Stringer", prepared by Jake Hugh Bruce, Registered Surveyor, dated April 6, 1967, recorded in the Greenville County R.M.C. Office in Plat Book QQQ at page 93-A, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at a nail in the center of South Carolina Highway 414 at the joint front corner of the within tract and property now or formerly of M. L. Farmer and running thence S. 11 W., 428 feet to an old iron pin in the line of property now or formerly of M. L. Farmer and Kimball; thence, N. 79-97 W., 387 feet to an iron pin; thence N. 16-30 E., 571 feet to a nail in the center of S. C. Highway 414; thence, along the center of said highway S. 56-05 E., 361.5 feet to a nail, the point and place of beginning.

This conveyance is made subject to all easements, conditions, covenants, restrictions and rights of way which are a matter of record and/or actually existing on the ground affecting the above described property.

This is the same conveyed to me by L. W. Stringer by deed dated June 6, 1978 recorded in Deed Book 1088 Page 721, R.M.C. Office for Greenville County on September 27, 1978.

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