

*Citizens Building & Loan Assoc - 1177 ...*

MORTGAGE OF REAL ESTATE

1521 11/18/80

State of South Carolina

COUNTY OF GREENVILLE

RECORDED  
NOV 17 10 10 AM '80  
R.M.C. OFFICE  
GREENVILLE S.C.

To All Whom These Presents May Concern:

I, Karl H. Kelly

SEND GREETING:

WHEREAS, I the said Karl H. Kelly

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 Twenty Thousand and No/100 ----- (\$ 20,000.00 ) Dollars, with interest from the date hereof at the rate of thirteen per cent ( 13.00% ) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of Two Hundred Fifty-three and 05/100 -

----- (\$ 253.05 ) 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 Karl H. Kelly

, 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, lying and being on the Eastern side of S. C. Highway 14 containing 2.0 acres more or less as shown on plat of Karl H. Kelly made by Wolfe & Huskey, Inc. Engineering and Surveying as recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 8-11 at Page 22 and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the eastern side of S. C. Highway 14 at the southern most joint front corner of the subject property and that property now or formerly owned by James W. Harbin; thence N. 37-13 E. 457 feet to an iron pin; thence S. 30-00 E. 219 feet to an iron pin; thence S. 35-14 W. 346 feet to an iron pin; thence running N. 59-46 W. 216 feet to the point of beginning.

This is the same as conveyed to me by James W. Harbin by deed dated November 1980, to be recorded in R.M.C. Office for Greenville County.

GCTC --- 1 NO1780 710 4.0001

BOUNDARY SURVEY

590

4328 RV-2