

MORTGAGE OF REAL ESTATE

State of South Carolina }
COUNTY OF Greenville }
JUL 13 1981
MERSLEY

CITIZENS BUILDING AND LOAN ASSOCIATION
GREER, S. C.

To All Whom These Presents May Concern:

We, Larry H. Stewart and Tommie B. Stewart

SEND GREETING:

WHEREAS, We the said Larry H. Stewart and Tommie B. Stewart in and by our 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 Three Thousand Five Hundred and No/100 - - - - - (\$ 3,500.00 - - - - -) Dollars, with interest from the date hereof at the rate of Sixteen 1/2 per cent (16 1/2 %) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of

One Hundred Twenty Three and 93/100 - - - - - (\$ 123.93 - - - - -) 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 Larry H Stewart and Tommie B. Stewart, 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 us 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, known and designated as lot number Seventy Two (72), as shown on Plat of Avondale Forest, Section II, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book BBB page 37, reference is hereby made to said plat for a more complete description as the metes and bounds.

This conveyance is made subject to any and all existing reservations, easements, rights of way, zoning ordinances and restrictions or protective covenants that may appear of record, on the recorded plat or on the premises.

This is the same property conveyed to us by Jim Williams, Inc. by deed dated March 12, 1974. Recorded March 13, 1974 in R.M.C. Office, Greenville, County in Deed Book 995, Page 274.

STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP
JUL 13 1981
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RECORDED

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