

MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF GREENVILLE

GREER S.C.
PH '82
SLY

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

To All Whom These Presents May Concern:

WE, ANDREW G. CLARKE AND MARILYN B. CLARKE

SEND GREETING:

WHEREAS, WE the said ANDREW G. CLARKE AND MARILYN B. CLARKE

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 Fifty One Thousand & No/100 - - - - - (\$ 51,000.00) Dollars, with interest from the date hereof at the rate of Seventeen per cent (17 %) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of

Seven Hundred Forty Eight & 08/100 - - - - - (\$ 748.08) 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 Andrew G. Clarke and Marilyn B. Clarke, 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 mortgagors 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 near the Town of Tigerville, located on the northern side of Southerlin Road, near Barton Road and being a part of 18.02 acre lot as shown on plat of Bonita B. Whitfill, made by W. R. Williams, Jr., surveyor, dated October 25, 1979 and recorded in plat book 8N page 4, Greenville County R.M.C. Office and amended as to the within described tract on May 27, 1982 and having the following courses and distances, to wit:

BEGINNING in center of Southerlin Road at corner of a 8.25 acre tract and running thence along a new line N. 2-20 E., 760.1 feet to new corner; thence another new line S. 75-24 E., 429.7 feet to old pin on line of Smeltzer; thence with Smeltzer, S. 31-57 W., 695.6 feet to old pin on line; thence S. 52-00 W., 100 feet with road to beginning corner and containing 3.94 acres, more or less.

This is part of the same conveyed to us by Gwendolyn H. Barton by deed recorded December 19, 1980 in deed book 1139 page 214, Greenville County R. M. C. Office.

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STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
JUN 14 1982

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