

MORTGAGE OF REAL ESTATE

State of South Carolina
COUNTY OF GREENVILLE

C. S. C.
DEC 7 1 31 PM '80
R.H.C. HARRISLEY
CITIZENS B. & L. ASSOCIATION
P. O. BOX 388, 117 TRADE ST.
GREER, S. C. 29651

To All Whom These Presents May Concern:

WE, JOHN. STEPHEN FARNSWORTH AND ADELA W. FARNSWORTH SEND GREETING:

WHEREAS, WE the said JOHN STEPHEN FARNSWORTH AND ADELA W. FARNSWORTH

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 Eighty Four Thousand Eight Hundred Twenty six and 19/100 - - (\$ 84,826.19) Dollars, with interest from the date hereof at the rate of Fourteen per cent (14 %) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of

One Thousand Fifty Eight & 14/100 - - - - - (\$ 1,058.14) 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 John Stephen Farnsworth and Adele W. Farnsworth, 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 City of Greenville, on the Southwestern corner of the intersection of North Main Street, and West Avondale Drive, being Lot No. 13 on Block G as shown on Plat of Northgate Subdivision, revised by R. E. Dalton in May, 1939, recorded in Plat Book M Page 13, and described as follows:

BEGINNING at an iron pin at the Southwestern corner of the intersection of North Main Street and West Avondale Drive, and running thence with the Western side of NORTH MAIN STREET in the Southerly direction 100 feet to an iron pin at corner of Lot No. 12; thence with the line of Lot No. 12 in a Westerly direction, 197.3 feet to an iron pin on the Eastern side of an alley; thence with the Eastern side of said alley in a Northerly direction, 93.6 feet to an iron pin on the Southern side of West Avondale Drive; thence with the Southern side of West Avondale Drive in an Easterly direction, 198.1 feet to the beginning corner.

This conveyance is subject to all restrictions, set-back lines, roadways, zoning ordinances, easements, and right-of-way, if any, affecting the above described property.

This is the same property conveyed to us by Laura Mae Britt, by and through her lawful Attorney-in-Fact, Henry Joe Britt, under General Power of Attorney, by deed dated June 16, 1980 recorded in Deed Book 1127 page 600 and recorded in RMC Office for Greenville County on June 17, 1980.

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STATE OF SOUTH CAROLINA
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