

MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF GREENVILLE

FILED GREENVILLE APR 11 1983

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

To All Whom These Presents May Concern:

WE, Robert A. Hammock and Pamela T. Hammock

SEND GREETING:

WHEREAS, we the said Robert A. Hammock and Pamela T. Hammock 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 Forty Thousand and no/100-----(\$ 40,000.00-----) Dollars, with interest from the date hereof at the rate of thirteen per cent (13 %) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of

Four Hundred Sixty Eight and 64/100-----(\$ 468.64-----) 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 Robert A. Hammock and Pamela T. Hammock, 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 we the said mortgagee 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, located North from Greer, S.C., on the Western side of Berry Mill Road and shown on plat made for Robert A. and Pamela T. Hammock by Lindsey & Associates, Inc., dated Jan 26, 1983 and having the following courses and distances, to wit:

Beginning at a nail and cap in center of Berry Mill Road and running thence N. 80-03 W., 20 feet to pin on west side of road, thence on the same course for a total distance of 217.44 feet to iron pin; thence S. 11-53 W., 131.34 feet to iron pin; thence S. 70-14 E., 212.91 feet to nail and cap in center of said road, new pin set back on line at 20 feet; thence with center of said road N. 17-45 E., 90.81 feet to nail and cap in road; thence still with center of said road N. 9-32 E., 75.69 feet to the beginning corner and containing 0.74 of acre, more or less. Bounded on the West, North and South by Turner and on the East by said road. This is a part of the same conveyed to Pauline M. Stokes and William L. Turner by Thomas G. Sloan by deed recorded 7-17-1951 in deed book 438 page 260 and interest of Pauline M. Stokes conveyed to Helen Stokes Turner by Pauline M. Stokes, by deed recorded Aug.30, 1955 in deed book 533 page 254, Greenville County R.M.C. Office.

This is the same conveyed to us by William L. Turner and Helen Stokes Turner by deed dated April , 1983, to be recorded herewith.

RECORDED IN DEED BOOK 438 PAGE 260

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