

MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF GREENVILLE

FILED
GREENVILLE S.C.
SEP 7 10 41 AM '83
DONNIE L. LESLEY
R.H.C.

To All Whom These Presents May Concern:

We, Robert A. Bain and Donna R. Bain

SEND GREETING:

WHEREAS, we the said Robert A. Bain and Donna R. Bain 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 Four Hundred and no/100----- (\$ 3,400.00-----) Dollars, with interest from the date hereof at the rate of thirteen½ per cent (13½ %) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of

Seventy Eight and 24/100-----(\$ 78.24-----) 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. Bain and Donna R. Bain, 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, situate, lying and being in the Greer Mill Village, in the City of Greer, and being more particularly described as lot number THIRTY TWO (32), as shown on plat entitled "Sub-division of Greer Mill Village, Greer, S.C. ", made by Dalton & Neves, January, 1951, and recorded in the R.M.C. Office for Greenville County in plat book "Y" pages 138 and 139. According to said plat the within described property is also known as No. 7, Hollis St., and fronts thereon 91 feet. Reference is hereby made to said plat for a more complete description as to metes and bounds.

This is the same conveyed to William D. Jones and Bessie L. Jones by J.P. Stevens & Co., by deed recorded Oct. 24, 1951 in deed book 444 page 354 Greenville County R.M.C. Office, William L. Jones died testate May 10, 1977, Apt. 1470, File 23, Greenville County Probate willing his interest to Bessie L. Jones, Mазzие Evelyn Jones Waldrop, John Thomas Jones, Gettys Lee Jones and Marion Frank Jones.

This is the same as conveyed to us by Bessie L. Jones, Mазzие Evelyn Jones Waldrop, John Thomas Jones, Gettys Lee Jones and Marion Frank Jones by deed dated November 3, 1977, recorded December 12, 1977, in Deed Book 1069, page 994 in the R.M.C. Office for Greenville County.

RECORDED IN SOUTH CAROLINA
GREENVILLE COUNTY RECORDS
DOCUMENTARY
STAMP
TAX \$ 0.30
FEB 11 1983

3
5
4
0

24328-112