

State of South Carolina

COUNTY OF Greenville

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

To All Whom These Presents May Concern:

We, Jerry D. Johnson and Yvonne R. Johnson

SEND GREETING:

WHEREAS, we the said Jerry D. Johnson and Yvonne R. Johnson

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 Jerry D. Johnson and Yvonne R. Johnson, 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, on the northerly side of Bellamy Close, being shown as Lot No. 30 on a plat of RT. VERNON ESTATES SUBDIVISION, Section Two, dated February 23, 1973, prepared by Piedmont Engineers and Architects, recorded in Plat Book 4-X at page 15, in the R. M. C. Office for Greenville County, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northerly side of Bellamy Close at the joint front corner of Lot 29 and Lot 30, and running thence with Lot 29, N. 39-53 W. 161.6 feet to an iron pin at the joint rear corner of Lot 29 and Lot 30; thence N.50-13 W. 120 feet to an iron pin at the joint rear corner of Lot 30 and Lot 31; thence with Lot 31, S. 39-53 W. 161.3 feet to an iron pin on Bellamy Close; thence with said Close S. 50-07 E. 120 feet to the point of beginning.

This is a portion of the property conveyed to Threatt-Maxwell Enterprises, Inc. by deed recorded on November 21, 1972, in Deed Book 961 at page 23 in the R. M. C. Office for Greenville County. Threatt Enterprises, Inc. is the legal successor to Threatt-Maxwell Enterprises, Inc.

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

This is the same conveyed to us by Threatt Enterprises, Inc., by deed dated September 1, 1983, to be recorded herewith.

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