

State of South Carolina

COUNTY OF GREENVILLE

FILED  
GREENVILLE

SEP 27 3 15

CITIZENS B. & L. ASSOCIATION  
P. O. BOX 328, 117 TRADE ST.  
GREER, S. C. 29651

To All Whom These Presents May Concern:

Fred Chaikin and Leana Chaikin

SEND GREETING:

WHEREAS, we the said Mortgagors

in and by that certain promissory note in writing of even date with these Presents, we are well and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of One hundred twenty thousand and No/100ths-----(\$ 120,000.00 ) Dollars, with interest from the date hereof at the rate of 13.5 per cent ( 13.5 %) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of One thousand four hundred and ninety-

seven and 14/100ths-----(\$1,497.14 ) 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 Mortgagors

, 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 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, and within the corporate limits of the City of Greenville, being known and designated as Lots 95 and 96 of a subdivision known as Stone Lake Heights Section No. 2, as shown on plat thereof prepared by Piedmont Engineering Service, July 15, 1953 and recorded in the RMC Office for Greenville County in Plat Book W, at Page 87, and having, in the aggregate, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Lake Forest Drive at the corner of Lot No. 94, and running thence along the northwestern side of Lake Forest Drive, S. 39-19 W. 90 feet to an iron pin; thence following a curve of said Lake Forest Drive, the chord of which is S. 86-59 W. 112.6 feet to an iron pin on the northern side of Lake Forest Drive; thence following the curve of Lake Forest Drive N. 18-50 W. 115 feet to an iron pin at the joint corner of Lots Nos. 95 and 96; thence continuing along the eastern side of Lake Forest Drive, N. 6-05 W. 110 feet to an iron pin at the corner of Lot No. 97; thence along the line of Lot No. 97, S. 87-34 E. 192.2 feet to an iron pin at the rear corner of Lots Nos. 94, 95 and 96; thence along the line of Lots Nos. 94 and 95, S. 51-15 E. 40.5 feet to the beginning corner.

THIS mortgage is subject to restrictions and protective covenants recorded in the RMC Office for Greenville County in Deed Vol. 483 at page 355, and is also subject to certain easements or rights-of-way for the installation and maintenance of public utilities, which easements also appear of record in the RMC Office.

THIS is the identical property conveyed to the Mortgagors herein by deed of Dr. Leslie C. Meyer recorded in Deed Book 1197 at Page 200 in the RMC Office for Greenville County, South Carolina on Sept. 27, 1983.

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