

MORTGAGE OF REAL ESTATE

State of South Carolina }
COUNTY OF GREENVILLE }

FILED
GREENVILLE CO. S.C.
1983 JUN 17 11 AM
DONALD W. BERSLEY
R.M.C.

To All Whom These Presents May Concern:

I, Frances C. Howell

SEND GREETING:

WHEREAS, I the said Frances C. Howell

in and by my certain promissory note in writing of even date with these Presents, am well and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of Twenty Thousand and no/100----- (\$ 20,000.00-----) 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

Two Hundred Fifty Nine and 67/100----- (\$ 259.67-----) 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 I the said Frances C. Howell

, 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 me 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, in the City of Greer, on the south side of Westfield Avenue, being known and designated as part of Lot No. 6 on a plat of M.T. Gaines property duly recorded in Plat Book D, pages 260-263, R.M.C. for Greenville County, and having the following metes and bounds, to-wit:

BEGINNING on an iron pin on the South side of Westfield Avenue, joint corner of Lots Nos. 5 and 6 and running thence with the line of said lots, S. 16-30 E. 132 feet to a stake on line of Lot No. 21; thence N. 87-45 E. 56 feet to a stake; thence N. 15-50 W. 143 feet to an iron pin on south side of Westfield Avenue; thence with the south side of said Avenue, S. 77-15 W. 56 feet to the point of beginning.

This conveyance is the identical property conveyed to Clyde H. Owens and Helen C. Owens by deed of Billy E. Flynn and Mary S. Flynn on January 5, 1963 and recorded on January 8, 1963 in Deed Book 714 at page 73 in the R.M.C. Office for Greenville County.

This is the same conveyed to me by Clyde H. Owens and Helen C. Owens by deed dated February 21, 1983, recorded February 22, 1983, Deed Book 1182, page 958, in the R.M.C. Office for Greenville County.

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RECORDED
INDEXED
MAY 19 1983
R.M.C. OFFICE
GREENVILLE COUNTY, S.C.