

MORTGAGE OF REAL ESTATE

State of South Carolina
COUNTY OF GREENVILLE
FILED GREENVILLE CO. S.C.
MAR 20 1 43 PM '84
DONNIE S. TAYLOR
R.M.C.

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

To All Whom These Presents May Concern:

I, Carl R. Pittman Jr.,

SEND GREETING:

WHEREAS, I the said Carl R. Pittman Jr.,

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

Thirty Four Thousand and no/100----- (\$ 34,000.00-----) 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

Three Hundred Ninety Eight and 34/100----- (\$ 398.34-----) 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 Carl R. Pittman Jr.,

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, in the City of Greer, located at the southeasterly corner of the intersection of Tryon Street and Highland Drive and being known and designated as Tract No. 3 on a plat entitled "Property of L.W. Jones Estate, Plat No.1" prepared by H.S. Brockman, Surveyor, dated May 23, 1951, and recorded in Plat Book T at Page 361.

ALSO, all that lot of land adjoining the first described parcel on its easterly side consisting of an unsurveyed portion of Tract No. 76 as shown on a plat entitled "Property of Mrs. Geanie Caldwell" prepared by H.L. Dunahoo, Surveyor, dated October, 1949, and recorded in Plat Book X, Page 1, and being described as follows, without the benefit of a current survey:

BEGINNING at an iron pin on the southerly side of Highland Drive at the north-westerly corner of Lot No. 10 as shown on a plat entitled "Property of E.G. Ballenger" prepared by H.S. Brockman, Surveyor, dated December 28, 1954, and recorded in Plat Book FF at Page 453, and running thence with the line of said Lot No. 10, S. 21-11 W. 177.5 feet to an iron pin at the rear corner of Lot 10; thence N. 59-05 W. to a point on the line formerly of L.W. Jones Estate as shown on a plat recorded in Plat Book T at Page 361; thence with the line of said Jones Estate Property in a northerly direction approximately 200 feet to the southerly edge of Highland Drive; thence along the southerly edge of Highland Drive, approximately S. 59-05 E., 94 feet, more or less, to the point of beginning.

This is the same conveyed to me by deeds recorded January 24, 1984, in Deed Book 1205 , pages 43 and 46, in the R.M.C. Office for Greenville County.
David Michael Ballenger, etal.

GCTO -----3 MR20 84 044

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
\$ 13.60