

MORTGAGE OF REAL ESTATE

State of South Carolina }  
COUNTY OF GREENVILLE }

CITIZENS B. & L. ASSOCIATION  
P. O. BOX 322, 117 TRADE ST.  
GREER, S. C. 29615

To All Whom These Presents May Concern:

I, Carol D. Groce

SEND GREETING:

WHEREAS, I the said Carol D. Groce  
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  
Twelve Thousand and no/100----- (\$ 12,000.00-----) 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

One Hundred Fifty One and 83/100-----(\$ 151.83----- ) 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 Carol D. Groce  
, 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  
Greer Mill Village, in or near the City of Greer, and being more particularly de-  
scribed as Lot 9, as shown on a plat entitled "Subdivision of Greer Mill Village,  
Greer, S.C." made by Dalton and Neves, January 1951, and recorded in the RMC Office  
for Greenville County in Plat Book Y at pages 138 and 139. According to said plat  
the within described lot is also known as No. 18 Hollis Street (now known as Penn-  
sylvania Avenue) and fronts thereon 77 feet.

This conveyance is made subject to any restrictions, reservations, zoning  
ordinances or easements that may appear of record, on the recorded plat(s) or on  
the premises.

This being the identical property conveyed to Sanford E. Hood and Maude S.  
Hood by deed of J.P. Stevens & Co., Inc., dated October 15, 1951 and recorded in  
Deed Book 444, page 349. The said Maude S. Hood subsequently died intestate on Nov-  
ember 1, 1972, leaving as her sole heirs at law, Sanford E. Hood, et.al.,

This is the same conveyed to me by Sanford E. Hood, et.al., by deed dated  
March 28, 1984 to be recorded herewith.

RECORDED  
MAY 15 1984  
STAMP  
TAX \$04.80  
12

EST 10

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