

MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF GREENVILLE

CITIZENS B. & L. ASSOCIATION
P. O. BOX 303, 117 TRADE ST.
GREER, S. C. 29651

To All Whom These Presents May Concern:

We, Charles R. Casper and Mattie L. Casper

SEND GREETING:

WHEREAS, we the said Charles R. Casper and Mattie L. Casper

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 Eighty Thousand and no/100-----(\$ 80,000.00-----) 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

Nine Hundred Thirty Seven & 27/100-----(\$ 937.27-----) 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 Charles R. Casper and Mattie L. Casper, 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-s 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 Eastern side of Hudson Road, and designated as a tract of land containing 1.51 acres on a plat entitled SURVEY FOR CHARELS R CASPER AND MATTIE L. CASPER made by Freeland & Associates dated February 29, 1984, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 10-L at Page 3 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point in the center of Hudson Road located 750.7 feet, more or less, in a southerly direction from the intersection of Hudson Road and Old Spartanburg Road and running thence along the line of other property of Grady M. and Janice W. Spivey S. 78-44 E. 384.63 feet to an iron pin; thence S. 11-18 W. 171.03 feet to an iron pin; thence along the line of property now or formerly belonging to Lucille Tate, N. 78-45 W. 388.70 feet to a point in the center of Hudson Road; thence along the center line of Hudson Road, N. 17-25 E. 34.10 feet to a point; thence continuing with the center line of Hudson Road, N. 13-16 E. 100.10 feet to a point; thence continuing with the center line of Hudson Road, N. 6-40 E. 37.35 feet to the point of beginning.

The above property is a portion of the same property conveyed to Crady M. Spivey, Jr., and Janice W. Spivey by deed of Gerald T. Tate recorded February 25, 1977 in Deed Book 1051 at Page 707 and by deed of Frank P. McGowan, Jr., as Master recorded February 25, 1977 in Deed Book 1051 at Page 710 and is hereby conveyed subject to all rights of way, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

This is the same conveyed to us by Grady M. Spivey, Jr., and Janice W. Spivey by Deed dated March 22, 1984, recorded in the R.M.C. Office for Greenville County in Deed Book 1208, Page 736.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP TAX \$ 32.00

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2 APR 27 1984
R.M.C. OFFICE