

MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF GREENVILLE

CITIZENS B. & L. ASSOCIATION
P. O. BOX 388, 117 TRADE ST
GREER, S. C. 29021

To All Whom These Presents May Concern:

I, Bernice Cleo T. Cox

SEND GREETING:

WHEREAS, I the said Bernice Cleo T. Cox

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 Fifteen Thousand and no/100----- (\$15,000.00-----) Dollars, with interest from the date hereof at the rate of thirteen 1/2 per cent (13.5%) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of

Two Hundred Ten and 86/100----- (\$ 210.86-----) 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 Bernice Cleo T. Cox, 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, and in Saluda Township, being a portion of that property conveyed to the grantor herein by deed of Fidelity Company, Inc., recorded in the R.M.C. Office for Greenville County in Deed Book 823 at page 17; and having the following metes and bounds according to plat of Property of Boyce Miller, Jr., prepared by Terry T. Dill on April 17, 1980, and recorded in the R.M.C. Office for Greenville County in Plat Book 8-C at page 22.

BEGINNING at a point in the center of S.C. Hwy No. 414 at the northeast corner of said property conveyed to the grantor herein by deed recorded in the R.M.C. Office for Greenville County in Deed Book 823 at page 17; and running thence with the original line of the property conveyed by said deed in Deed Book 823 at page 17, S. 28-05 E. 687.5 feet to old iron pin on said original line; thence on a new line through said property of the grantor herein, S. 53-13 W. 210.7 feet to iron pin; thence on a new line through said property of the grantor herein, N. 27-15 W. 695.4 feet to point in the center of said S.C. Hwy. No. 414; thence with the center of said Highway, N. 55-02 E. 200 feet to the beginning corner; and said property containing 3 acres according to said plat by Terry T. Dill.

The property described herein is a portion of that property conveyed to Boyce Miller, Jr., by deed of Fidelity Company, Inc., dated June 30, 1967 and recorded July 5, 1967 in the R.M.C. Office for Greenville County in Deed Book 823 at page 17.

This is the same as conveyed to me by Boyce Miller, Jr., by deed dated July 3, 1980 recorded in the R.M.C. Office for Greenville County in Book 1128 at Page 857 on July 9, 1980.

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