

MORTGAGE OF REAL ESTATE

State of South Carolina }
COUNTY OF GREENVILLE

GREENVILLE, S.C.
JUL 9 1 20 PM '84
DONALD W. SELLERS
R.M.C.

To All Whom These Presents May Concern:

We, James Roger Moon and Janice E. Moon SEND GREETING:

WHEREAS, we the said James Roger Moon and Janice E. Moon
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
Fifty Thousand and no/100-----(\$ 50,000.00-----) 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

Five Hundred Eighty Five and 79/100-----(\$ 585.79-----) 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 James Roger Moon
and Janice E. Moon, 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 O'Neal
Township, about two miles Northwest of Greer, on the Northeast side of Old Ansel
School Road, containing three and 12/100 (3.12) acres, more or less, as shown
on plat prepared for Thelma Wood Garrett by W.C. Lindsey, Jr., Reg. Surveyor,
dated July 8, 1977, which plat has been recorded in the R.M.C. Office for Greenville
County, and being more particularly described according to said plat as follows:

BEGINNING at an iron pin on the Northeast side of Old Ansel School Road,
joint corner with property owned now or formerly by Truman Chandler, and running
thence with the Northeast side of said Road as follows: S. 25-12 E. 184.6 feet to
an iron pin, S. 40-42 E. 125 feet to an iron pin and S. 48-00 E. 125 feet to an
iron pin on the Northeast side of said Road, joint corner with property owned now
or formerly by Tommy Norris; thence with the line of said Norris property N. 51-22E.
219.8 feet to an iron pin; thence N. 31-23 E. 224.5 feet to an iron pin on line
of property owned now or formerly by W.A. Merritt; thence with the line of said
Merritt property N. 52-50 W. 175.8 feet to an iron pin, joint corner with said
Chandler property; thence with the line of said Chandler property S. 77-25 W. 411.4
feet to the point of beginning.

This is the same conveyed to us by Darla A. Sellers by deed dated December
12, 1983, recorded in Deed Book 1202, Page 449 on December 14, 1983, in the R.M.C.
Office for Greenville County.

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STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP TAX \$ 15.00

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