

State of South Carolina

COUNTY OF GREENVILLE

1464 700

CITIZENS B. & L. ASSOCIATION
P. O. BOX 1000
GREENVILLE, S. C. 29601

To All Whom These Presents May Concern:

We, Robert H. Alverson, Sr. and Margie H. Alverson SEND GREETING

WHEREAS, we the said Robert H. Alverson, Sr. and Margie H. Alverson 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 Forty Two Thousand and No/100 - - - - - (\$ 42,000.00) Dollars, with interest from the date hereof at the rate of nine per cent (9 %) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of Four Hundred Twenty Six and No/100 - - - - - (\$426.00) 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 Robert H. Alverson, Sr. and Margie H. Alverson, 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 mortgagee, \$ 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, containing 1.211 acres according to a plat of property of Conway A. Groce Estate prepared by John A. Simmons, Surveyor, dated August 11, 1977, and having, according to such plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the easterly side of Morrow Street on the line of the right of way of Wade Hampton Boulevard, and running thence with the aforesaid right of way line, S. 85-15 E., 86 feet to an iron pin; thence S. 3-24 W., 64.5 feet to an iron pin; thence, along the line of property of Frey, S. 35-30 E., 317 feet to an old iron pin; thence N. 76-25 W., 221.5 feet to an iron pin on the edge of Elcon Drive; thence, following the edge of said drive, N. 33-23 W., 49.1 feet to an iron pin; thence, continuing with the edge of Elcon Drive, N. 60-18 W., 139.8 feet to an iron pin; thence, across the corner of the intersection of Elcon Drive and Morrow Street, N. 8-06 W., 19.46 feet to an iron pin on the easterly side of Morrow Street; thence with the edge of Morrow Street, N. 34-11 E., 178.7 feet to the point of beginning.

This is a portion of the property inherited by William H. Groce, Jr., Ann Lee Malmut and Martha Edith Drago as the sole heirs at law of the late Conway A. Groce who died intestate on March 19, 1977, as will appear by reference to Apartment 1464, File 26 in the Office of the Probate Court for Greenville County.

This is the same portion conveyed to us by William H. Groce, Jr., Ann Lee Malmut, and Martha Edith Drago by deed dated November 14, 1977, to be recorded in the P.M.C. Office for Greenville County.