

1504 785

MORTGAGE OF REAL ESTATE

State of South Carolina } FILED  
COUNTY OF GREENVILLE } 3 25 PM '80  
DEED WILKINSLEY

CITIZENS B. & L. ASSOCIATION  
P. O. BOX 388, 117 TRADE ST.  
GREER, S. C. 29351

To All Whom These Presents May Concern:

I, James Ronnie Turner

SEND GREETING:

WHEREAS, I the said James Ronnie Turner

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 Twenty Thousand and No/100 ----- (S 20,000.00 ) 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 Forty one and 48/100 ---

----- (S 241.48 ) 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 James Ronnie Turner

, 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 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, Chick Springs Township, in the Reid School community, lying on the northern side of the Rutherford Road, being bounded on the northern side by lands of W. Hubert Bridwell on the eastern side by a strip 10 feet in width being conveyed to James R. Turner and Mary Ann Turner, on the southern side by the said road and on the western side by lands of W. Hubert Bridwell, and having the following courses and distances, to wit:

Beginning on a nail and cap in the center of the said road, joint corner of the 10 foot strip being conveyed to James R. and Mary Ann Turner, and runs thence with the common line of the 10 foot strip and of this lot, N. 32-45 W. 25 feet to an iron pin; thence continuing with the same course for a total distance of 300 feet to an iron pin; thence S. 57-15 E. 150 feet to the beginning corner, containing One and Three One-hundredths (1.03) acres, more or less.

This is a part of the property in the Estate of Willie Mae J. Bloodworth, Apt. 1537, File 11, who died testate Nov. 17, 1978 and received by James Ronnie Turner by deed from Frank P. McGowan deed to be recorded herewith and shown by Judgement Roll No. 80-2719, Clerk of Court's Office for Greenville County.

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