

State of South Carolina } CO. S. C.
COUNTY OF GREENVILLE }
FILED }
JAN 20 12 21 PM '81
DONNIE S. TANKERSLEY
R.M.C.

CITIZENS B. & L. ASSOCIATION
P. O. BOX 35, 117 W. 1ST ST.
GREER, S. C. 29615

To All Whom These Presents May Concern:

I, Marian H. Patat

SEND GREETING:

WHEREAS, I the said Marian H. Patat

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

Four Thousand and No/100 ----- (\$ 4,000.00) Dollars,

with interest from the date hereof at the rate of fourteen 1/2 per cent (14.5%) per annum, unpaid interest to

bear interest at the same rate, to be repaid in installments of Ninety-four and 12/100 -----

----- (\$ 94.12) 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 Marian H. Patat, 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, in the City of Greer, shown on plat for Mrs. Fannie E. Drace, made by John A. Simmons, surveyor, dated 1-20-1971 as lot number three (3) and having the following metes and bounds, to wit:

Beginning on southern edge of Drace Avenue, corner with Lot No. 2 and runs thence as the common line of Lot No. 2, S. 7-48 W., 171.7 feet to iron pin; thence as rear line, N. 83-40 W., 150.9 feet to iron pin on west side of North Ave., thence with said Avenue N. 28-13 E., 187.4 feet to iron pin, intersection of North Avenue and Drace Avenue; thence with the southern side of Drace Avenue, S. 81-58 E., 85.5 feet to the beginning corner.

This is the same conveyed to me by Odell E. Penland and Mildred E. Penland by deed dated April 18, 1979, recorded in R.M.C. Office for Greenville County, in deed book 1100 page 858 on the 19th of April 1979.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
RECORDED
JAN 20 1981
R.M.C.

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