

P.O. Box 388

GREER, S.C. 29651 MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF Greenville

FILED
GREER, S.C.
FEB 2 1 49 PM '82
JOHN W. BENTLEY
C.L.C.

BOOK 1564 PAGE 260

To All Whom These Presents May Concern:

I, Curtis C. Thomason

SEND GREETING:

WHEREAS, I the said Curtis C. Thomason

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 Forty Thousand and No/100 (\$ 40,000.00) Dollars, with interest from the date hereof at the rate of Seventeen per cent (17 %) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of

Five Hundred Eighty Six & 73/100 (\$ 586.73) 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 Curtis C. Thomason, 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 containing a combined total of 2.17 acres as shown on plat of Curtis C. Thomason and Sarah S. Thomason dated July 7, 1980, prepared by Carolina Surveying Company, recorded in Platt Book 8D at page 3 and being described more particularly, according to said plat. to wit:

BEGINNING at a spike in the center of Lake Drive at the joint front corner of the within described property and property now or formerly belonging to Walter Dean Christopher, which spike is 1,221 feet, more or less, from the intersection of said Drive and Batesville Road, and running thence along the common line of said Christopher Property, N. 38-24 E., 210.4 Feet to an old iron pin; thence n. 39-54 E., 63.5 feet to a point in the center of a creek; thence along the center of said creek as the line, the traverse of which is N. 16-19 E., 132.1 feet to a point in the line of property now or formerly belonging to Foster: thence along said Foster line, S. 52-51 E., 351.4 feet to a spike in the center of Lake Drive; thence along the center of said Drive, the following courses and distances; S. 50-52 W., 160 feet to a spike, S. 53-02 W., 100 feet to nail and cap, S. 77-13 W., 80.3 feet to a nail and cap, N. 82-34 W., 100.2 feet to a nail and cap, N. 70-33 W., 113.4 feet to a spike, the point of beginning.

DERIVATION: Estate File of David Wood of record in the Greenville County Probate Court in Apartment 1416, File 21 and Deed of David Wood and Eva Wood recorded March 24, 1976 in Deed Book 1033 at page 578.

This conveyance is subject to any and all existing reservations, easements, rights-of-way, zoning ordinances and restrictions or protective covenants that may appear of record or on the premises.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
FEB 23 1982

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