

MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF GREENVILLE

GREENVILLE S.C.
APR 23 3 08 PM '82
JOHN W. WYERSLEY
R.M.C.

CITIZENS B. & L. ASSOCIATION
P. O. BOX 388, 117 TRADE ST.
GREER, S. C. 29651

To All Whom These Presents May Concern:

SEND GREETING:

WHEREAS, We the said Frank X. Werber and Barbara G. Werber 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 Five Thousand & 00/100-----(\$55,000.00) 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 Eight Hundred Six & 75/100-----

(\$806.75) 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 Frank X. Werber and Barbara G. Werber, 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 mortgagors 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,

ALL that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being on the northerly side of Henderson Road, in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 6 on a replat of property of Joe W. Hiller, et al, recorded in the R.M.C. Office for Greenville County, SC in Plat Book PPP at Page 62 and having, according to a more recent survey entitled "Property of Frank X. Werber and Barbara G. Werber" dated March 17, 1982, prepared by Freeland & Associates, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Henderson Road, said pin being the joint front corner of Lot Nos. 5 and 6 and running thence with the northerly side of Henderson Road S. 50-14 W. 151.57 feet to an iron pin, the joint front corner of Lot Nos. 6 and 7; thence with the common line of said lots, N. 34-01 W. 335.98 feet to an iron pin at the joint rear corner of Lot Nos. 6 and 7; thence N. 55-41 E. 149.52 feet to an iron pin at the joint rear corner of Lot Nos. 5 and 6; thence with the common line of said lots S. 34-15 E. 321.49 feet to an iron pin, the point of beginning.

This is the same property conveyed to Mortgagors herein by Deed of Lynn M. Vicario, formerly Lynn M. Lee dated April 26, 1982 and recorded in the R.M.C. Office for Greenville County, SC in Deed Book 165 at Page 919.

STATE OF SOUTH CAROLINA
RECORDING COMMISSION
DOCUMENTARY
APR 23 1982
STAMP
TAX 21.00
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