

MORTGAGE OF REAL ESTATE

State of South Carolina
 COUNTY OF GREENVILLE
 FILED GREENVILLE S.C.
 JUL 27 12 57 PM '83
 DONNIE S. TAYLORSLEY 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:

We, James F. Yost and Helen E. Yost

SEND GREETING:

WHEREAS, we the said James F. Yost and Helen E. Yost

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 **Thirty Five Thousand & No/100** - - - - - (\$ 35,000.00) Dollars, with interest from the date hereof at the rate of **Thirteen** per cent (13 %) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of

Four Hundred Forty Two & 84/100 - - - - - (\$ 442.84) 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 James F. Yost and Helen E. Yost, 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 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 near the Town of Taylors, on the East side of Landmark Drive, being known and designated as Lot No. 4 on a plat of property entitled "Edwards Road Industrial Center"; recorded in Plat Book 5-D at page 92, R. H. C. Office for Greenville Count and having such metes and bounds as is thereby shown. According to said plat, said property fronts 150 feet on the East side of Landmark Drive, with a depth of 222.8 feet on the North, a dept of 253.0 feet on the South, with a rear width of 150.5 feet.

Said property conveyed subject to all easements, rights of way, protective covenants, and zoning ordinances, if any, of record or appearing on the property.

The above described property is a portion of that property conveyed to Citizens and Southern National Bank of South Carolina, as Trustee under the will of Dennon O. Jones by Deed of Citizens and Southern National Bank of South Carolina as Executor of the Estate of Dennon O. Jones recorded May 21, 1982 in Volume 1167 at page 288, R.M.C. Office for Greenville County.

This is the same conveyed to us by Citizens and Southern National Bank of South Carolina, as Trustees under the will of Dennon O. Jones by deed dated December 13, 1982 recorded in deed book 1179 page 288, R.M.C. Office for Greenville County on December 21, 1982.

OFFICE OF THE CLERK OF THE COURT
 GREENVILLE COUNTY, SOUTH CAROLINA
 JUL 27 1983

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