

MORTGAGE OF REAL ESTATE

State of South Carolina

GREENVILLE CO S.C

COUNTY OF GREENVILLE

FILED
1 20 1983
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:

I, Clarence L. Neal

SEND GREETING:

WHEREAS, I the said Clarence L. Neal

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 Fifteen Thousand Five Hundred & No/100----- (\$ 15,500.00-----) Dollars, with interest from the date hereof at the rate of thirteen½ per cent (13½ %) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of

Two Hundred Eighty Six & 21/100----- (\$ 286.21-----) 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 Clarence L. Neal, 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, Butler township, approximately two (2) miles South of Pelham, on the North side of Circle Road, being shown as containing 0.92 acres on a plat of property prepared for Grace S. Dufaux, dated January 10, 1979, recorded in Plat Book 9-C, Page 74, and having such metes and bounds as is thereby shown. According to said plat, said property fronts 169.8 feet on the North side of Circle Road, with a depth on the West of 209.9 feet, a depth of 254.0 feet on the East, and with a rear width of 188.3 feet.

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

Said property being the remainder portion of 5.98 acres conveyed to Honore P. Dufaux and Grace S. Dufaux by deed of John C. Bragg, recorded September 11, 1962, in Vol. 706 page 321. Grantors herein are the heirs at law of Grace S. Dufaux who died intestate September 5, 1981, File 1677-23 Probate Court for Greenville County. The interests of grantors acquired upon the death of Honore P. Dufaux (File 1041-12, Probate Court for Greenville County) having been conveyed to Grace S. Dufaux by deeds recorded January 17, 1969 in Vol. 860 at pages 213, 214, and 215.

This is the same conveyed to me by Carol D. Caldwell et. al. by deeds dated June 3rd, and June 8th recorded August 6, 1982 in Deed Book 1171, pages 612 and 615 in the R.M.C. Office for Greenville County.

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RECORDED IN DEED BOOK 1171 PAGE 612

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