

MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF GREENVILLE

GREENVILLE S.C.
JAN 14 1983
R.M.C. OFFICE

To All Whom These Presents May Concern:

We, Daniel E. Thomas and Juanita B. Thomas

SEND GREETING:

WHEREAS, we the said Daniel E. Thomas and Juanita B. Thomas

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 Forty Thousand & No/100 - - - - - (\$40,000.00) Dollars, with interest from the date hereof at the rate of Thirteen 1/2 per cent (13.5 %) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of

Four Hundred Eighty Two and 95/100 - - - - - (\$ 482.95) 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 Daniel E. Thomas and Juanita B. Thomas, 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, about ten miles South of Greenville, S. C., located on the western side of P. N. Railway and Highway No. 20 (formerly highway 29) being shown as block book No. 617.4-1-18 on Greenville County Tax Maps and having the following courses and distances to wit:

Beginning at iron pin, edge of cut of P. N. Railway and running thence S. 89 1/2 W., 164 (crossing highway) and running to a point in Looperville Road, corner of Larry Fleming lot (deed book 294 page 159); thence with the Fleming lot No. 2 E., 101 feet to pin; thence along the rear of the Fleming lot N. 75 W., 97 feet to a point on the Jerry Owens lot (formerly Childress); thence with this line N. 3 & 3/4 W., 157 feet, more or less to Elrollen B. Smith lot; thence with the line of the Smith lot S. 72 1/2 E., 310 feet to an iron pin on cut of P. & N. Railway; thence along the cut of P. & N. Railway S. 5 1/2 W., 254 feet to the beginning corner. Property subject to right of way of Highway No. 20 and railway. Bounded on the East by said railway, on the South by Looperville Road and Fleming on the West by Owens and on the North by Elrollen B. Smith.

This is the same conveyed to Edgar Boyce by Nathalie Boyce by deed recorded August 5, 1983 in deed book 1193 Page 869, Greenville County R.M.C. Office.

This is the same conveyed to us by Edgar Boyce by Deed dated December 14, 1983 to be recorded herewith.

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