

State of South Carolina

COUNTY OF GREENVILLE

FILED
JUN 14 1983
R.M.C.

CITIZENS B. & L. ASSOCIATION
P.O. BOX 388, 117 TRADE ST.
GREER, S. C. 29615

To All Whom These Presents May Concern:

WE, William O. Hardin and JoAnn A. Hardin,

SEND GREETING:

WHEREAS, we the said William O. Hardin and JoAnn A. Hardin

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 Eighteen Thousand Three Hundred Twenty and no/100-----(\$ 18,320.00-----) 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

Two Hundred Seventy Three and 54/100-----(\$ 273.54-----) 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 William O. Hardin and JoAnn A. Hardin, 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, located in the City of Greer on the Southern side of Mountain View Avenue, near U.S. Highway No. 29 and South therefrom and being shown as all of lot number TWENTY SEVEN (27) on plat of property made for W. Dennis Smith and H.J. Waters by H.S. Brockman, surveyor, dated June 8, 1950 and recorded in plat book "Y" at page 69, Greenville County R.M.C. Office and having the following metes and bounds, to wit:

BEGINNING at a stake on the South side of Mountain View Avenue, the joint corner of lots, 27 and 28 and runs thence with the common line of said lots S. 8-35 W., 154 feet to a stake; thence N. 77-15 W., feet to a stake joint rear corner of lots 26 and 27; thence with the common line of said lots N. 8-35 E., 150.1 feet to a stake on the South side of Mountain View Avenue; thence therewith S. 81-25 E., 70 feet to the beginning corner.

This is the identical property conveyed to E.P. Edwards by deed from McElrath and Tucker, dated September 8, 1966, and recorded in Deed Book 805, at Page 615 in the R.M.C. Office for Greenville County. Also, see Probate File of Elmer P. Edwards, Probate Court for Greenville County, Apt. 1185, File 18.

This conveyance is subject to any easements, restrictions, or rights-of-way on record, if any.

This is the same conveyed to us by Mason K. Edwards and Patricia E. Smith, individually and as Executors of the Estate of Elmer P. Edwards, by deed dated May 26, 1983 to be recorded herewith.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP TAX
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