

MORTGAGE OF REAL ESTATE

GREENVILLE CO. S. C.

State of South Carolina

COUNTY OF GREENVILLE

MAR 28 12 48 PM 1960

OLLIE WORTH
R.M.C.

To All Whom These Presents May Concern:

I, Talmadge M. Griffin

SEND GREETING:

WHEREAS, I the said Talmadge M. Griffin

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

One Thousand Five Hundred and no/100 - - - (\$ 1,500.00) Dollars,

with interest from the date hereof at the rate of seven per cent (7 %) per annum, unpaid interest to

bear interest at the same rate, to be repaid in installments of

Twenty-three and 75/100 - - - (\$ 23.75) 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 I the said Talmadge M. Griffin, 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, Chick Springs Township, known and designated as Lot No. 47 as shown on a plat of the T. W. Dill Estate made by S. C. Moon, Surveyor, October 1940, said plat recorded in R.M.C. Office for Greenville County in Plat Book L, page 31, said lot having a frontage of 50 feet on the east side of the Suber Road, about two and a half miles west of the Town of Greer, a short distance south of the Super Highway, the north line of said lot being 216 feet, the south line being 215 feet, and said lot having a width in the rear of 50 feet.

This is the same property conveyed to me by D. B. Tripp by deed dated July 23, 1945, recorded in R. M. C. Office for Greenville County in Vol. 278, page 148.