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BOOK 831 PAGE 13

STATE OF SOUTH CAROLINA

OLLIE WORTH

MORTGAGE OF REAL ESTATE

~~COUNTY OF SPARTANBURG~~

GREENVILLE COUNTY

To All Whom These Presents May Concern:

We, Joseph K. Talley and Sara Jean Talley SEND GREETINGS:

WHEREAS, we the said Joseph K. Talley and Sara Jean Talley

in and by our certain promissory note, in writing, of even date with these presents, are well and truly indebted to WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION in the full and just sum of FOURTEEN THOUSAND and no/100--- (\$14,000.00) Dollars,

with interest at the rate of six (6 %) per centum per annum, to be repaid in installments of

One Hundred Eighteen and 14/100--- (\$ 118.14) Dollars upon the first day of each and every calendar month hereafter until the full principal sum, with interest, has been paid. Said monthly payments shall be applied first to the payment of interest, computed monthly on the unpaid balance, and then to the payment of principal; said note further providing that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty (30) days, or failure to comply with any of the By-Laws of said Association, or any of the stipulations of this mortgage, the whole amount due under said note shall, at the option of the holder thereof, become immediately due and payable, who may sue thereon and foreclose this mortgage; said note further providing for a ten per cent attorney's fee besides all costs and expenses of collection, to be added to the amount due on said note, and to be collectible, as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt, or any part thereof, be collected by an attorney, or by legal proceedings of any kind (all of which is secured under this mortgage); as in and by said note, reference being thereunto had, will more fully appear.

NOW, KNOW ALL MEN, That we the said Joseph K. Talley and Sara

Jean Talley

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, according to the terms of

said note, and also in consideration of the further sum of Three Dollars to us the said

Joseph K. Talley and Sara Jean Talley

in hand well and truly paid by the said WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION at and before the signing of these presents (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, the following described property, to-wit:

"All that certain piece, parcel or lot of land, with all improvements thereon, or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Oneal Township, about one mile North of Fairview Baptist Church, on the east side of the road that leads off of Highway no. 415 at A. R. Owens Store to Highway no. 101 (Gilreath Mill Road), and being a part of the same tract of fourteen acres of land conveyed to Arthur LeRoy Talley by W. M. Bramlett by deed recorded in the R. M. C. Office for said County in Deed Book 261, page 337, and having the following courses and distances, to-wit: Beginning on an Iron Pin on the east bank of said road. the said Iron Pin being N.19-20 E.72 feet from the joint corner of Giles Bramlett, Mrs. G. W. Foster and Arthur LeRoy Talley, and running thence parallel with the Giles Bramlett line and fifty feet therefrom, N.64-35 E.235 feet to an Iron Pin, thence N.31-55 W.128 feet to an Iron Pin, thence S.87-10 W.89 feet to an Iron Pin on the east bank of the said road, thence with the east bank of the said road, S.15-10 W.212.4 feet to the beginning point, containing Fifty-five One-hundredths (0.55) of an acre, more or less. This being the same property which was conveyed to mortgagors herein by Arthur LeRoy Talley by deed recorded in the said office in Deed Book 648, page 446.

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March 75

12:21 P.M. 20402