

MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF GREENVILLE

GREENVILLE CO. S. C.

JAN 12 2 55 PM 1961

CLERK OF COURT

To All Whom These Presents May Concern:

I, J. D. Styles

SEND GREETING:

WHEREAS, I the said J. D. Styles

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 Six Thousand Eight Hundred and no/100 - - - - - (\$ 6,800.00) 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

One Hundred Seven and 65/100 - - - - - (\$ 107.65) 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 J. D. Styles

, 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, Oneal Township, located at Locust Hill, lying on the south side of the Buncombe Road (now State Highway No. 415) being bounded on the north by the said road, on the east and south by other lands of Corrie B. Ingram, and on the west by the present lot of J. D. Styles and lands of D. G. Cox, and being a part of tract No. 1 as shown on plat of property of T. P. and Nancy E. Barbare Estate made by H. S. Brockman, Surveyor, April 5, 1937, and having the following courses and distances, to wit:-

BEGINNING on a point on south edge of the surfacing of the said road, joint corner of the present lot of J. D. Styles, and runs thence with the J. D. Styles east line, S 16-45 W. 350 feet to a stake, joint corner of J. D. Styles; thence with the rear line of J. D. Styles lot N 59-00 W. 85 feet to a stake on the D. G. Cox line; thence with the D. G. Cox line, S 16-45 W 150 feet to an iron pin on the said line; thence a new line, S 59-00 E. 100 feet to an iron pin, new corner; thence another new line, N 16-45 E. 373 feet to an iron pin; thence N 14-40 E 127 feet to a nail in the south edge of the surfacing of the said road; thence with the south edge of the surfacing of the said road, N 59-00 W. 10 feet to the beginning corner, containing forty-five one-hundredths (0.45) of one acre more or less.

This is the same property conveyed to me by Corrie B. Ingram by deed dated June 29, 1956 to be recorded in R. M. C. Office for Greenville County.

ALSO, that certain piece, parcel or lot of land situate, lying and being in said County and State, Oneal Township, located at Locust Hill, lying on the south side of the Buncombe Road (now State Highway 415), being bounded on the north by said road, on the east by other lands now or formerly of Corrie B. Ingram, on the south by other lands of Corrie B. Ingram, and on the west by lands of D. G. Cox, and being a part of Tract No. 1 as shown on plat of the property of the T. P. and Nancy E. Barbare Estate made by H. S. Brockman, Surveyor, April 5, 1937, and having the following courses and distances, to wit:-

BEGINNING on a point in the southern edge of the surfacing of the said Buncombe

Witness Edna J. White

Paid Jan 6 - 1962. Citizens B. & L. Association, Greer, S. C. W. D. Medlock

RECORDED AND INDEXED OF RECORDS 6th April 1962 Ollie Jansworth R. H. C. FOR GREENVILLE COUNTY, S. C. AT 9:44 O'CLOCK A.M. NO. 24808.