

MORTGAGE OF REAL ESTATE

State of South Carolina
COUNTY OF GREENVILLE

JUN 8 3 10 PM 1961

To All Whom These Presents May Concern:

We, J. W. McAbee, Jr. and Cary H. McAbee

SEND GREETING:

WHEREAS, we the said J. W. McAbee, Jr. and Cary H. McAbee

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

Twelve Thousand and no/100 - - - - - (\$ 12,000.00) 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 Eighty-nine and 96/100 - - - - - (\$ 189.96) 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 J. W. McAbee, Jr. and Cary H. McAbee

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, on the south side of Clark Avenue, near Pleasant Grove Baptist Church, about one mile southward from the City of Greer, Chick Springs Township, and being designated as Lots Nos. 67 and 68 of Brookhaven, property of Dobson Estates, according to survey and plat by H. S. Brockman, Registered Surveyor, dated December 12, 1957, recorded in Plat Book MM, page 85, R. M. C. Office for Greenville County, and having the following courses and distances, to wit:

BEGINNING at an iron pin on the south side of Clark Avenue, corner of Lots Nos. 66 and 67 and running thence along the line of said lots, S. 11-02 W. 171 feet to an iron pin on a branch; thence down said branch as the line, S. 52-24 E. 111.8 feet and S. 75-32 E. 100.2 feet to an iron pin, corner of Lot No. 69; thence along line of Lot No. 69, N. 11-02 E. 227 feet to an iron pin on the south side of Clark Avenue; thence along said Avenue, N. 79-25 W. 200 feet to the beginning corner.

This is the same property conveyed to us by Lawrence M. Dobson and Roy M. Dobson, Trustees of the R. A. and I. B. Dobson Estates, by deed dated February 29th, 1960 and recorded in R. M. C. Office in Book 646, page 408.

paid, Apr. 27, 1965, Citizens Building + Loan Assoc., Greer, S.C.

W. A. Medlock, pres. - Treas

Witness: Sandra H. McAbee

SATISFIED AND CANCELLED OF RECORD
18 DAY OF May 1965
Allie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 8:45 O'CLOCK A. M. NO. 32151