

MORTGAGE OF REAL ESTATE

State of South Carolina }
COUNTY OF GREENVILLE }

JUL 20 2 19 PM 1961

CLERK OF COURT

To All Whom These Presents May Concern:

I, James Walter McCarter

SEND GREETING:

WHEREAS, I the said James Walter McCarter

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 Eighty-five hundred and no/100 - - - - - (\$ 8500.00) Dollars,

with interest from the date hereof at the rate of seven percent (07 %) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of

One hundred thirty-four and 56/100 - - - - - (\$134.56) 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 James Walter McCarter

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, Chicks Springs township, and being in the city of Greer, lying on the West side of Line Street, being known and designated as lot No. 3 on a plat of property made for Elizabeth T. Westmoreland by W. D. Neves, Eng., dated June 26, 1920, having the following courses and distances:

BEGINNING on an iron pin on the West side of Line Street, joint corner with lot No. 4, and runs thence with line of lot No. 4, and runs thence with line of lot No. 4 N. 56 W. 160 feet to an iron pin on back line of lot No. 1; thence with back line of lot No. 1 N. 12.45 E. 69.8 feet to an iron pin; thence S. 60.10 E. 139.5 feet to an iron pin on the West side of Line Street; thence therewith S. 2.25 W. 88.15 feet to the beginning corner, and being that property conveyed to me by William T. Walker and Maide Westmoreland by deed recorded in the R. M. C. Office for Greenville County in Deed Book 282, at page 320.

This is the same property conveyed to me by W. Ennis McCarter by Deed dated January 12, 1950 and recorded in R. M. C. Office for Greenville County in Deed Book 400, at page 469.

Paid Nov. 11, 1961 date

Citizens Bld. Association
Greer, S. C.

Sandra H. McAllister, Secy. Asst. Treas.
Witness: *Dan G. McKernan*

SATISFIED AND CANCELLED OF RECORD

12 DAY OF Nov. 1961
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 12:18 O'CLOCK P. M. NO. 11157