

7:25 10:40 AM 1961

State of South Carolina,

MORTGAGE OF REAL ESTATE

County of GREENVILLE

To All Whom These Presents May Concern:

We, Fred F. King and Ruth King SEND GREETINGS:

WHEREAS, we the said, Fred F. King and Ruth King

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 SEVENTY-EIGHT HUNDRED and no/100 (\$7,800.00) Dollars,

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

SIXTY-FIVE and 83/100 (\$65.83) 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, Fred F. King and Ruth King

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 Fred F. King and Ruth King

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, O'Neal Township, containing Three and 25/100 (3.25) acres, more or less, and having the following courses and distances, to-wit: Beginning at a point in center of the O'Neal Camp Road and running thence over an Iron Pin at 25 feet S.38-10 W.585 feet to an Iron Pin on bank of Branch, on the Miller Forester line, thence along meanders of Branch as property line S.84-15 E.154 feet to an Iron Pin located at a corner of the Frank Golightly, Jr. and I. E. Duncan property, thence with the Golightly and Duncan property line N. 58-45 E.528.5 feet to an Iron Pin on the Greenville County Camp property line, thence with last mentioned property line N.36-45 W.317.7 feet to a point in center of said road; thence with said road N.51-35 W.38.7 feet to the beginning point. This being the same property which was conveyed to mortgagors herein by Jessie J. Bramlett by deed dated August 8th, 1961 and which deed will be recorded forthwith in the R. M. C. Office for said County.