

MORTGAGE OF REAL ESTATE

State of South Carolina
COUNTY OF GREENVILLE

OCT 13 3 27 PM 1971

To All Whom These Presents May Concern:

We, Billy V. Forrester and Samuel L. Forrester

SEND GREETING:

WHEREAS, we the said Billy V. Forrester and Samuel L. Forrester

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 Ten Thousand and no/100 - - - - - (\$ 10,000.00) 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 Fifty-eight and 30/100 - - - - - (\$ 158.30) 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 paid 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 Billy V. Forrester and Samuel L. Forrester, 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 mortgagee, 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, O'Neal Township, near Washington Baptist Church, about five miles north from Greer, being the greater portion of that tract of land conveyed to E. E. Hawkins by W. M. Austin and Helen W. Austin by deed dated August 25, 1958, recorded in the R. M. C. Office for Greenville County in Deed Book 607, at page 174, and having the following courses and distances;

BEGINNING at an iron pin on northern edge of State Highway No. 14 and running thence along said highway, N. 43-45 W. 286 feet to an iron pin; thence crossing said highway No. 14 and along paved County Road, S. 59-30 W. 214 feet to an iron pin; thence continuing with said County road, the following courses and distances: S. 33-15 W. 130.5 feet; S. 15-10 W. 100 feet; S. 8-16 W. 100 feet; S. 7-55 W. 207 feet to an iron pin; thence S. 74-45 E. 250 feet to an iron pin; thence N. 29-32 E. 550 feet to an iron pin, the beginning corner.

EXCLUDING, HOWEVER, from the above boundaries that lot of land conveyed by E. E. Hawkins to Hazel Edwards, recorded in the R. M. C. Office for Greenville County in Deed Book 619, page 181, the net acreage herein conveyed being 4.5 acres, more or less. See plat recorded in the R. M. C. Office for Greenville County in Plat Book AA, page 111.

This is the same property conveyed to us by E. E. Hawkins by deed dated September 16, 1961 to be recorded in R. M. C. Office for Greenville County.

Paid Feb. 15, 1971 date

Citizens B&L Association
Greer, S. C.

Samuel M. McAdams Pres. & Secy. - asst. Treas.
Witness Maurice T. Baker

SATISFIED AND CANCELLED OF RECORD
on PAY OF Feb. 1971
Ollie F. ...
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 12:07 O'CLOCK P. M. NO. 12145