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MORTGAGE OF REAL ESTATE

FILED
GREENVILLE CO. S.C.

DEC 19 2 31 PM 1961

OLLIE FARNSWORTH
R.M.C.

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

We, Nina H. Simmons and Doyle W. Simmons SEND GREETING:

WHEREAS, we the said Nina H. Simmons and Doyle W. Simmons 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 Eight Hundred and no/100 - - - - - - ($ 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

Twelve and 66/100 - - - - - - ($ 12.66) 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 Nina H. Simmons and Doyle W. Simmons, 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 mortgagors 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, Chick Springs Township, about one mile North from Chick Springs, lying on the East side of Turrentine Road, being all of lots nos. 22, 23, 24, and 25 on a plat of property made for Mrs. Nellie M. Turrentine by H. S. Brockman, Surveyor, dated July 12, 1948, and having the following courses and distances:-

BEGINNING on a stake on the eastern margin of Turrentine Road, joint corner of lots Nos. 1 and 25 on said plat, and runs thence with the common line of lot no. 25 and lot No. 1, 2, and 3 S. 40.45 E. 222.5 feet to a stake, joint corner of lots Nos. 3, 4, 10 and 25; thence N. 18.15 E. 286.1 feet to a stake, joint corner of lots Nos. 21, 22, 14, and 15; thence with the common line of lots nos. 21 and 22 N. 62 W. 157.2 feet to a stake on the eastern margin of Turrentine Road, thence therewith S. 28.00 W. 200 feet to the beginning corner, containing one acre, more or less.
This is the same property conveyed to Nina H. Simmons by Mrs. Nellie M. Turrentine by deed dated April 4, 1949, recorded in R. M. C. Office for Greenville County in Vol. 383, page 229.

Paid May 7, 1965