

MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF GREENVILLE

FILED GREENVILLE CO. S. C.

MAR 20 12 29 PM 1962

OLLIE J. HARRIS R. M. C.

To All Whom These Presents May Concern:

We, J. Frank Loftis and Lila C. Loftis.

SEND GREETING:

WHEREAS, we the said J. Frank Loftis and Lila C. Loftis 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 Three thousand and no/100 (\$ 3000.00) 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

Forty-seven and 49/100 (\$ 47.49) 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. Frank Loftis and Lila C. Loftis, 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 the said mortgagee, in hand well and truly paid by the said mortgagor, 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, Dist. No. 265, located on the West side of Miller Drive and being known as lot number FIVE (5) on a plat of property entitled "Fleming Heights", made by Robert Jordan, surveyor, dated September 27, 1957, and recorded in plat book "KK" page 113, Greenville County R. M. C. Office, and has the following metes and bounds, to wit:

BEGINNING at an iron pin on the West side of Miller Drive at the joint front corner of lots 4 and 5 and running thence S. 69-08 W., 217 feet as the common line of lots 4 and 5 to an iron pin; thence N. 26-00 W., 128.3 feet along the lands now or formerly of the B. F. Flynn Estate to an iron pin at the rear corner of lot No. 6; thence N. 73-26 E., 230.2 feet along the line of lot 6 to an iron pin on the West side of Miller Drive; thence S. 16-34 E., 27.5 feet along the West side of Miller Drive to an iron pin; thence still with the West side of Miller Drive S. 20-52 E., 83.1 feet to the beginning corner.

This is the same property conveyed to James Edward Fleming by deed recorded in deed book 589 page 309, Greenville County R. M. C. Office.

*paid & satisfied
Citizens Building &
Loan Assoc.
Greer, S.C.
W.A. Medlock - Pres. Inas.
Linda H. McAben - witness*

RECORDED AND CANCELLED OF RECORD
6 DAY OF Aug 10 68
OLLIE J. HARRIS
R. M. C. FOR GREENVILLE COUNTY, S. C.
174:24 O'CLOCK P. M. NO. 3121