

MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF GREENVILLE

MAY 14 12 30 PM 1962

OLLIE J. JENNINGS
R. M. C.

To All Whom These Presents May Come:

We, Joe N. Randall and Ruby Randall

SEND GREETING:

WHEREAS, we the said Joe N. Randall and Ruby Randall

in and by our certain promissory notes 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 Eighty-five hundred and no/100 - - - - - (\$ 8,500.00) 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

Ninety-two and 56/100 - - - - - (\$ 92.56) 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 we the said Joe N. Randall and Ruby Randall, 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 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, being known and designated as Lot No. 1, as shown on a Plat of Marion Grove, subdivision, recorded in the R. M. C. Office for Greenville County in Plat Book BB, at Page 137, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on Old Grove Road, joint front corners of Lots Nos. 1 and 2 and running thence along the line of said lots, S. 76-16 W. 360 feet to iron pin line of Lot 46; thence running with line of said lot, N. 4-02 E. 176 feet to iron pin; thence running, S. 85-58 E. 320 feet to iron pin on Old Grove Road; thence running with Old Grove Road, S. 15-03 E. 70 feet to iron pin at point of beginning.

This property is subject to restrictions, covenants and conditions as recorded in the R. M. C. Office for Greenville County in Volume 495, at Page 523.

This conveyance is subject to all easements and rights of way of record.