

MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF GREENVILLE

FILED GREENVILLE CO. S. C.

DEC 18 3 28 PM 1962

OLLIE FARNSWORTH R. M. C.

To All Whom These Presents May Concern:

I, Ocie Dill Rollins

SEND GREETING:

WHEREAS, I the said Ocie Dill Rollins

in and by my certain promissory note in writing of even date with these Presents, am well and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of Two thousand and no/100 - - - (\$ 2,000.00) 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

Thirty-one and 66/100 - - - (\$ 31.66) 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 I the said Ocie Dill Rollins

aforsaid, 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 me 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, on the North side of Middle Tyger River and having the following metes and bounds, to wit:

BEGINNING at a stake 3x in Middle Tyger River and running thence down said river with meanderings to the mouth of a branch called Middle Branch; thence with the meanderings of said branch to a red oak 3x in a hollow above the head branch; thence N. 12 E., 6.50 to a chestnut oak 3x, 3x on side of the mountain; thence S. 5 3/4 E., 24.20 to a large chestnut 3x; thence S. 3 1/2 W., 11.72 to a Pine 3x; thence South 1 1/2 E., 16.80 to the beginning corner and containing forty four (44) acres more or less, bounded now or formerly by lands of Bird Eavins, Joseph McKinney and others.

This is the same property conveyed to Lafayette Dill by Isam Evans by deed recorded in Deed Book 18 page 16, Greenville County R. M. C. Office, said Lafayette Dill, did heretofore die instate leaving W. Hugh Dill and T. Kenneth Dill and Ocie Dill Rollins as his sole heirs at law. LESS HOWEVER that part of the above described real estate conveyed by Lafayette Dill to Kenneth Dill by deed recorded in Deed Book 422-298, Greenville County R.M.C. Office, and is the strip of land located between the road and the Middle Tyger River, bounded by Road on North, said river on the South, Howard on the East and by Kenneth Dill on the West.

FILED Oct. 31, 1962

SIGNED AND CANCELLED OF RECORD

3 Nov 1962 Ollie Farnsworth R. M. C. FOR GREENVILLE COUNTY, S. C.

Sandra H. Mc Abearnes & Secty, & Asst. Treas. Witness: Maurice T. Bell

AT 1:12 O'CLOCK P. M. NO. 10406