

STATE OF SOUTH CAROLINA
COUNTY OF LAURENS AND
GREENVILLE

AUG 16 3 12 PM 1963

OLL. 600 NORTH 932 PAGE 83

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Herbert A. Babb and Bobbie R. Babb,

IN THE STATE AFORESAID, hereinafter called Mortgagor.

The word Mortgagor shall include one or more persons or corporations. The word Association shall mean the PALMETTO SAVINGS AND LOAN ASSOCIATION OF LAURENS.

WHEREAS, the said Mortgagor, by his certain promissory note, in writing of even date herewith, the terms of which are incorporated herein by reference, as well as truly indebted into PALMETTO SAVINGS AND LOAN ASSOCIATION OF LAURENS,

a corporation, in the principal sum of **Fourteen Thousand and no/100** - - - - -
(\$14,000.00) Dollars, with interest from the **13th** day of **August**, 1963, at the rate of **six**

(6) per centum per annum until paid; The said principal and interest shall be payable at the office of the Association in monthly installments of **One Hundred Eighteen and 15/100** - - - - -
(\$118.15) Dollars, commencing on the **1st** day of **September**, 1963, and on the first day of

each month thereafter, until the principal and interest are paid. Unpaid interest to bear interest thereafter at the same rate. And with interest from the date of said note, and this mortgage securing the same at the same rate until the date of the payment of the first monthly installment. Said monthly payments shall be applied:

FIRST: To the payment of interest due on said loan, computed monthly.

SECOND: To the payment, at the option of said Association, of such taxes, assessments, or insurance as may be in default on the property pledged to secure this obligation.

THIRD: The balance of said amount to the payment to that extent, as credit of that date on the principal of this loan. Said payments to continue until principal and interest are paid in full.

Said note further providing that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of sixty (60) days or failure to comply with any of the By-Laws of said Association or any of the stipulations of this mortgage, the whole amount due under said note shall, at the option of the holder hereof, become immediately due and payable, and suit may be brought to foreclose this mortgage.

Said note further providing for a ten (10) per centum attorney's fee besides all costs and expenses of collection to be added to the amount due on said note, and to be collectible as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt, or any part thereof, be collected by an attorney or by legal proceedings of any kind, all of which is secured by this mortgage, as in and by said note, reference being thereunto had, will more fully appear.

NOW KNOW ALL MEN, that the Mortgagor, in consideration of the said debt for better securing the payment thereof to the said PALMETTO SAVINGS AND LOAN ASSOCIATION OF LAURENS, according to the conditions of said note; and also in consideration of the further sum of Three (\$3.00) Dollars to the Mortgagor in hand well and truly paid by the PALMETTO SAVINGS AND LOAN ASSOCIATION OF LAURENS, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the PALMETTO SAVINGS AND LOAN ASSOCIATION OF LAURENS, its successors and assigns:

All that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Laurens, containing one-half (1/2) acre, more or less; bounded now or formerly on the North by lands of Ben F. Rhodes for 56 feet; on the East by lands of Joseph W. Joyal for 420 feet; on the South by Fleming Street for 56 feet, and on the West by lands of Ben F. Rhodes for 420 feet.

The foregoing land was conveyed to mortgagors by deed of Ben F. Rhodes, recorded in the office of the Clerk of Court for Laurens County in Deed Book 95, at page 486.

ALSO: All that piece, parcel or lot of land, situate, lying and being on the southern side of Willow Springs Drive in the City of Greenville, County of Greenville, State of South Carolina, known and designated as Lot No. 7 according to plat of Section 7, East Highland Estates recorded in the R.M.C. Office for Greenville County in Plat Book MM, at Page 99, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Willow Springs Drive, joint front corner of Lots No. 6 and 7 and running thence along the common line of Lots No. 6 and 7 S. 30-16 E. 150 feet to an iron pin, joint rear corner of Lots No. 6 and 7; thence along the rear line of Lot No. 7 S. 55-20 W. 70 feet to an iron pin, joint rear corner of Lots No. 7 and 8; thence along the common line of Lots No. 7 and 8 N. 30-16 W. 150 feet to an iron pin on the southern side of Willow Springs Drive; thence along said Drive N. 55-19 E. 70 feet to an iron pin, the point of beginning.

This property is subject to a 35 foot building line from the front of Willow Springs Drive, and is the identical property conveyed to Herbert A. Babb by J. H. Mauldin as shown by deed recorded in the R.M.C. Office for Greenville County in Deed Book 639, at Page 141.