

12 DAY OF April 1976
Bonnie S. Janeway

R. M. C. FOR GREENVILLE COUNTY, S. C.
12:30

2658

BOOK **1008** PAGE **236**

State of South Carolina, }
COUNTY OF GREENVILLE }

SEP 21 1 54 PM 1965
GREENVILLE S.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, Boney P. Nodine and Margie G. Nodine

IN THE STATE AFORESAID, herein called the Mortgagor.

The word Mortgagor shall include one or more persons, partnerships or corporations. The singular shall include the plural and the masculine shall include the feminine. The word Association shall mean the Inman Federal Savings and Loan Association. The word Indebtedness shall include all indebtedness due to the Association evidenced by one or more promissory notes and secured by this mortgage, but not to exceed the principal sum as herein set forth, plus any advances necessary for the protection of the security interest and costs. The Mortgagor by his promissory note in writing, the terms of which are incorporated herein by reference, is well and truly indebted unto the INMAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation, in the principal sum of -----

Eleven thousand five hundred and no/100 (\$11,500.00) ----- Dollars,

with interest from the first day of October, 1965, at the rate specified in said note, per annum until paid. The said principal and interest shall be payable at the office of the Association, in monthly installments in the amount set forth in said note, commencing on the first day of November, 1965, and on the first day of each calendar month thereafter until the full principal and interest are paid. Unpaid interest to bear interest thereafter at the same rate. Also with interest from the date of said note until the date of the first monthly installment as herein set forth.

This mortgage is given to secure the principal indebtedness as herein set forth, and for any additional advances hereinafter made evidenced by promissory note or notes, and payable in accordance with the terms and conditions of said promissory note or notes, but all of such indebtedness in the aggregate shall at no time exceed the principal amount as herein set forth, exclusive of any advances necessary for the protection of the security, interest and costs, all of which is secured by this mortgage.

Said monthly payments shall be applied:

FIRST: To the payment of all interest due on said note or notes at the rates therein specified.

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

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

If at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty days, or upon the 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 or notes shall at the option of the holder hereof become immediately due and payable, and suit may be brought to foreclose this mortgage. Said Association shall have the privilege of declaring one or all of said notes due and payable upon default in the conditions as herein provided for, and to apply payments of principal or interest to any note executed hereunder.

Said note or notes further providing for a ten per centum (10%) attorney's fee besides all costs and expenses of collection to be added to the amount due on said note or notes, and to be collectible as a part thereof, if the same be placed in the hands of an attorney for collection, or if said indebtedness, 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 or notes, reference being thereunto had will more fully appear.

KNOW ALL MEN that the Mortgagor, in consideration of said indebtedness, and for better securing the payment thereof to the INMAN FEDERAL SAVINGS AND LOAN ASSOCIATION according to the conditions of said note or notes; and also in consideration of the further sum of Three (\$3.00) Dollars to the Mortgagor in hand well and truly paid by the INMAN FEDERAL SAVINGS AND LOAN ASSOCIATION 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 INMAN FEDERAL SAVINGS AND LOAN ASSOCIATION, its successors and assigns:

All those certain lots or parcels of land lying just southwest of U. S. Highway No. 176 Greenville County, South Carolina, near the North Carolina State line and near the Spartanburg County line, being more particularly shown and described on a plat for Boney Nodine dated March 31, 1965, as revised from plat of Julian Calhoun dated November 7, 1952, by J. Q. Bruce, Registered Surveyor, to be recorded herewith as: Beginning at an iron pin at the northwestern corner of the within described property, said point being within the limits of an unpaved road, and running thence N. 86 E. 134 feet to a point; thence S. 11-30 E. 151 feet to an iron pin; thence S. 77 E. 426 feet to an iron pin; thence S. 62 E. 82 feet to an iron pin; thence due south 233 feet, more or less, to an old iron pin in the line of an old road; thence S. 23-45 E. 129 feet to an iron pin; thence N. 70 W. 200 feet to an iron pin; N. 53 W. 198 feet to an iron pin; N. 79-30 W. 255 feet to an iron pin; S. 79 W. 78 feet to an iron pin; thence N. 8 W. 187 feet to a point; S. 55-40 W. 30 feet to a point; N. 4-30 E. 35 feet to a point and N. 62-40 E. 55 feet to a point; thence N. 3-41 E. 158.5 feet to a point; S. 86 W. 45 feet to a point and N. 4-30 E. 20 feet to the point of the beginning.

Together with the right of ingress and egress in, over and to the road leading through such property to U. S. Highway 176. To have and to hold such easement to the grantee, its successors, heirs and assigns forever.