

MORTGAGE OF REAL ESTATE

State of South Carolina

AUG 7 3 19 PM 1967

BOOK 1065 PAGE 547

COUNTY OF GREENVILLE

CLERK OF COURTS

To All Whom These Presents May Concern:

We, James R. Rector and Willie Mae Rector

SEND GREETING:

WHEREAS, we the said James R. Rector and Willie Mae Rector 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 Sixteen thousand, one hundred and no/100 - - - (\$ 16,100.00 ) 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

One hundred seventy four and 91/100 - - - - - (\$ 174.91 ) 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 James R. Rector and Willie Mae Rector, 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 mortgagors 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, Chick Springs Township, located about one mile West from Greer, S. C., on the Northern side of Bent Creek Drive and being shown as all of lots SIXTY (60) and SIXTY ONE (61) on plat made for "KING ACRES", by John A. Simmons, surveyor, dated Aug. 10, 1963 and recorded in plat book "YY" page 153, Greenville County R. M. C. Office and having the following metes and bounds, to wit:

BEGINNING at an iron pin on the Northern side of Bent Creek Drive at the joint front corner of lots 61 and 62 and running thence N. 20-33 E., 44.6 feet to an iron pin; thence still with the northern side of said street N. 22-33 E., 143 feet to an iron pin at the joint front corner of lots 59 and 60; thence N. 67-27 W., 160 feet as the common line of said lots to iron pin in rear line of lot 74; thence S. 22-33 W., 198.8 feet to an iron pin at the joint rear corner of lots 61 and 62; thence S. 71-27 E., 161.9 feet as the common line of said lots to the beginning corner.

This is a part of the same property conveyed to Eugene Barbare and Louise Barbare by King Acres Inc., by deed recorded in deed book 734 page 359, Greenville County R. M. C. Office.

This is the same property conveyed to us by Eugene Barbare and Louise Barbare by deed dated March 11, 1967 recorded in Deed Book 815, page 294; in the R. M. C. Office for Greenville County.

*[Faint, illegible handwritten text and stamps at the bottom of the page.]*