

MORTGAGE OF REAL ESTATE

GREENVILLE CO. S. C.

BOOK 1084 PAGE 451

State of South Carolina

COUNTY OF GREENVILLE SPARTANBURG

FEB 21 1 21 PM 1968

CLERK OF COURTS

To All Whom These Presents May Concern:

I, Wayne L. Rochester

SEND GREETING:

WHEREAS, I the said Wayne L. Rochester 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 six thousand and no/100 (\$6,000.00) 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

seventy and no/100 (\$70.00) 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 Wayne L. Rochester, 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 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, Chicks Township, in the City of Greer, located on the Eastern side Poplar Drive and being shown on plat of property made for Wayne Lee Rochester by H. S. Brockman, surveyor, dated Feb. 13, 1968 and having the following metes and bounds, to wit: (Plat to be recorded herewith.) Property also known as No. 605 Poplar Drive, Greer, S. C.

BEGINNING at an old iron pin on the Eastern side of Poplar Drive and running thence S. 84-04 E. 147.2 feet to old iron pin; thence S. 81-46 E., 146.2 feet to a ditch, iron pin set back 5 feet from ditch; thence down the ditch, the ditch the line S. 35-05 W., 77 feet to iron pin, iron pin set back 5 feet on west side of ditch; thence along an old fence, the fence the line N. 83-05 W., 252 feet to an iron pin on the eastern side of Poplar Drive; thence N. 2-52 E., 69 feet along Poplar Drive to the beginning corner.

This is the same conveyed to Walter L. Rochester by W. E. Sloan by deed recorded in deed book 343 page 57, Greenville County R. M. C. Office.

This is the same property conveyed to me by Walter L. Rochester by Deed dated February 16, 1968 to be recorded in the R. M. C. Office for Greenville County.

ALSO: All 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 Spartanburg, Beech Springs Township, about one mile South of Greer, shown as Lot #34 and one half (1/2) of Lot #33 in Block "G" on plat of the D. D. Davenport Estate, made by H. S. Brockman, Surveyor, June 3rd, 1941 as follows:

BEGINNING at the front center of Lot #33, east side of McDaniel Ave. and running thence with said Avenue, N. 13-11 W. 75 feet to the corner of Lot #35; thence N. 76-49 E. 200 feet to a point cornering with Lot #46, #47 and #35; thence S. 13-11 E. 75 feet to the corner of Lot #49 and #32; thence S. 76-49 W. 200 feet to the beginning corner on McDaniel Avenue, and fronting thereon.

It being the intention of W. O. Rochester to convey all of Lot #34 and one half (1/2) of Lot #33 to Wayne Rochester.

This is the same property conveyed to me by W. O. Rochester by Deed dated May 18th, 1962 recorded in Deed Book 28B page 27 in the R. M. C. Office for Spartanburg County.

FOR SATISFACTION TO THIS MORTGAGE SEE SATISFACTION BOOK 17 PAGE 55

SATISFIED AND CANCELLED OF RECORD 25 DAY OF 1968 Bonnie S. Tankersley R. M. C. FOR GREENVILLE COUNTY S. C. AT 12:20 O'CLOCK P. M. NO. 1111