

FILED
MORTGAGE/ESTATE

State of South Carolina
COUNTY OF GREENVILLE

JUN 8 11-23 AM '70
OLLE FARRISWORTH
R. M. C.

To All Whom These Presents May Concern:

I, Benjamin Joe Garren

SEND GREETING:

WHEREAS, I the said Benjamin Joe Garren

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 four thousand one hundred and no/100 - - - - (\$4,100.00) Dollars, with interest from the date hereof at the rate of eight per cent (8 %) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of

seventy seven and no/100 - - - - (\$ 77.00) 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 Benjamin Joe Garren

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, Chick Springs Township, being shown and designated as Lot No. ELEVEN (11) on a plat of the R. L. Ford Property made by H. S. Brockman, Surveyor, dated February 23, 1924, and having the following courses and distances, to wit:

BEGINNING at a point on land now or formerly owned by Duncan at corner of Lot No. 10, and runs thence along the line of Lot No. 10, N. 14-23 E., 180 feet to an un-named Street; thence along said street, S. 60-37 E., 50 feet to the corner of Lot No. 12; thence along the line of lot No. 12, S. 14 E., 182.5 feet to a point on the property now or formerly of Duncan; thence along the line of said property, N. 56-45 W., 50 feet to the beginning corner.

This is the same conveyed to Bobby Gerald Rollins by B. J. Hawkins by deed recorded in deed book 598 page 516, Greenville County R. M. C. Office.

This is the same property conveyed to me by Bobby Gerald Rollins by Deed dated June , 1970 to be recorded in the R. M. C. Office for Greenville County.