



The State of South Carolina

COUNTY OF ANDERSON

To All Whom These Presents May Concern:

Ralph Allen and Bobbie Marie G. Allen

(hereinafter referred to as Mortgagor) _____ SEND GREETING

Whereas, the said Mortgagor is well and truly indebted unto Capital Bank and Trust

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note in writing, of even date with these presents, in the full and just sum of Eight Hundred Seventy and 48/100

(\$870.48) to be paid in thirty-six (36) monthly installments of Twenty-Four and 18/100 (\$24.18) Dollars each beginning December 28, 1973 and subsequent installments being due on the 28th day of each month until paid in full.

_____ with interest thereon from _____
at the rate of 7 per cent, per annum, to be computed and paid monthly

_____ until paid in full; all interest not paid when due to bear interest at the same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, then the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose this mortgage; said note further providing for a reasonable attorney's fee _____ besides all costs and expense of collection, to be added to the amount due on the 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 under this mortgage); as in and by the said note, reference being thereunto had, will more fully appear.

NOW KNOW ALL MEN, That the said Mortgagor in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mortgagee according to the terms of said note, and also in consideration of the further sum of Three Dollars, to the said Mortgagor in hand well and truly paid by the said Mortgagee at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released and by these Presents do grant, bargain, sell and release unto the said Mortgagee, and Mortgagee's Heirs, or Successors, and Assigns forever:

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 Greenville, Grove Township, located about three (3) miles southeast from Piedmont, South Carolina near Rehobeth Baptist Church on the eastern side of Nathalee Circle Drive and being shown as all of tract No. "B" on plat of property made for Edgar Boyde, by Charles K. Dunn and Dean Zdens, dated July 9, 1964 and recorded in Plat Book KKK at Page 108, R.M.C. Office for Greenville County and having the following metes and bounds, to wit: BEGINNING at a stake or iron pin on the eastern side of said Drive at the joint front corner of Tract A and B and running thence as the common line of same S 71° 41' E 158.7 feet to a point on the line of Davis property; thence with Davis S 9° 50' W 293 feet to corner of Billingsley; thence N 71° 25' W 70.8 feet; thence N 20° 14' W 117.7 feet; thence N 60° 50' W 91 feet to point on said Drive; thence with the eastern side of said Drive the following courses and distances; N 39° 40' E 43.5 feet; N 29° 40' E 100 feet and N 22° 00' E 40 feet to the beginning corner.

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