

MORTGAGE OF REAL ESTATE—Prepared by Rainey, Fant & ~~McKay~~, Attorneys at Law, Greenville, S. C.

McKay

BOOK 1201 PAGE 581

The State of South Carolina,

FILED
GREENVILLE CO. S. C.

COUNTY OF GREENVILLE

AUG 3 3 26 PM '71
OLLIE FARNSWORTH
R. M. C.

To All Whom These Presents May Concern: We, Ronald D. Plemmons and
Camille S. Plemmons

SEND GREETING:

Whereas, we, the said Ronald D. Plemmons and Camille S. Plemmons
hereinafter called the mortgagor(s) in and by OUR certain promissory note in writing, of even date with these presents,
are well and truly indebted to Builders & Developers, Inc.

hereinafter called the mortgagee(s), in the full and just sum of Two thousand five hundred and
no/100----- DOLLARS (\$ 2,500.00), to be paid
on or before October 31, 1971,

, with interest thereon from maturity
at the rate of seven (7%) percentum 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, or if default be made in respect to any condition, agreement or covenant contained herein, then the whole amount evidenced by said note to become immediately due at the option of the holder thereof, who may sue thereon and foreclose this mortgage; and in case said note, after its maturity should be placed in the hands of an attorney for suit or collection, or if before its maturity it should be deemed by the holder thereof necessary for the protection of its interests to place, and the holder should place, the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises to pay all costs and expenses including ten (10%) per cent, of the indebtedness as attorney's fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW, KNOW ALL MEN, That WE, the said mortgagor(s), in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee(s) according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to US, the said mortgagor(s) in hand and truly paid by the said mortgagee(s) at and before the signing of these Presents, the receipt thereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said Builders & Developers, Inc., its successors, and assigns:

All that certain piece, parcel, or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the southeastern side of Fernwood Road and the northeastern side of an unnamed road, being shown and designated as Lot No. 86 on plat of Section 2 of Poinsettia Subdivision, which plat was made by Piedmont Engineers & Architects on April 20, 1966, and recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book "BBB", at page 199, said plat being referred to for a more complete description thereof.

The above is the same property conveyed to the Mortgagors by Builders & Developers, Inc. by deed of even date recorded herewith.

This mortgage is given to secure the balance of purchase price.

This Mortgage is junior to that mortgage given this date to First Federal Savings & Loan by the mortgagors in the amount of \$24,500.00.