

State of South Carolina

COUNTY OF GREENVILLE

Aug 22 1 16 PM '71  
OLLIE FARNSWORTH  
R. M. C.

To All Whom These Presents May Concern:

We James A. Ketchem and Mildred V. Ketchem

SEND GREETING:

WHEREAS, we the said James A. Ketchem and Mildred V. Ketchem 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 Eight Thousand and No/100 - - - - - (\$ 8,000.00 ) 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

Eighty Six and 60/100 - - - - - (\$ 86.60 ) 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 A. Ketchem and Mildred V. Ketchem, 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 mortgagor, in hand well and truly paid by the said mortgage, 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, being at Taylors, with the improvements thereon, and being more particularly described as lot number Thirty Nine (39), as shown on a plat entitled "Section One (1), Subdivision for Burlington Industries, Inc., Taylors, South Carolina, made by Piedmont Engineering and Surveying, October, 1964 and recorded in the R. M. C. Office for Greenville County in Plat Book "UJJ" at page 10, and according to said plat the within described lot also known as No. 4 South Street (Avenue) and fronts thereon 85.6 feet.

Property conveyed subject to restrictions recorded in book 778 page 521, Greenville County R. M. C. Office.

This is the same conveyed to Burl L. Russell and Kathleen K. Russell by Mary K. Stack by deed recorded in deed book 843 page 301, Greenville County R. M. C. Office.

This is the same property conveyed to us by Burl L. Russell and Kathleen K. Russell by deed dated August 27, 1971 R. M. C. Office for Greenville County.