



State of South Carolina,
County of ~~ANDERSON~~
GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, Ralph H. McKendree, Sr. and Helen C. McKendree,

of the County and State aforesaid, hereinafter, whether one or more, called the Mortgagor, SEND GREETINGS:

WHEREAS, the Mortgagor in and by a certain promissory note, in writing of even date with these presents is well and truly indebted to THE PERPETUAL BUILDING AND LOAN ASSOCIATION OF ANDERSON, of the County and State aforesaid, a body corporate under the laws of the State of South Carolina, in the full and just sum of Nineteen Thousand (\$19,000.00) ----- Dollars, with interest at the rate of ----- 7 3/4% ----- per centum per annum, to be repaid in installments of One Hundred Fifty-six and no/100 ----- (\$156.00 -----) Dollars upon the first day of each and every calendar month hereafter until the full principal sum, with interest has been paid, said monthly payments to be applied first to the payment of interest, computed and paid monthly on the unpaid balance, and then to the payment of principal; said note further providing that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty (30) days, or upon the breach of any of the stipulations of this mortgage, the whole amount due under said note, shall, at the option of the holder thereof, become immediately due and payable; 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 to be collectible as a part thereof, if the same, while past due, be placed in the hands of an attorney for collection, as in and by 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 THE PERPETUAL BUILDING AND LOAN ASSOCIATION OF ANDERSON, 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 THE PERPETUAL BUILDING AND LOAN ASSOCIATION OF ANDERSON, at and before the signing of these presents (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said THE PERPETUAL BUILDING AND LOAN ASSOCIATION OF ANDERSON, the following described property, to-wit:

All that certain piece, parcel and tract of land, with all buildings and improvements thereon, situate, lying and being in Dunklin Township, Greenville County, State of South Carolina, containing 36.24 acres and being shown as Tract No. One on plat made by F. E. Ragsdale, S. C. Registered Surveyor, recorded in Plat Book 3-P, at Page 75 in the R.M.C. Office in Greenville County, South Carolina, and having according to said plat the following courses and distances: BEGINNING at a point (nail & cap) in the center of Cobb Road, corner with Tract No. Two as shown on said plat, and running thence with the center of Cobb Road N. 1-29 E. 121.4 feet to a nail & cap, thence N. 13-53 E. 275.8 feet to a point on Stewart's line, thence N. 61-00 W. 493.3 feet to an iron pin corner with property now or formerly of S. G. Vance Estate, thence S. 45-20 W. 2,139 feet to an iron pin in or near Ellison's creek, thence along with Ellison's creek, the creek being the line, the following courses and distances: S. 88-20 E. 320 feet; N. 76-20 E. 1,100 feet; N. 72-35 E. 1,250 feet; thence S. 52-00 E. 122 feet; and N. 58-15 E. 341 feet to corner with line of Tract No. Two; thence with the line of Tract No. Two as shown on said plat N. 81-11 W. 1,109 feet to nail & cap in center of Cobb Road, the point and place of beginning. This is the same tract of land conveyed unto the Mortgagors herein by deed of J. R. Sims, dated June 7, 1971, of record in the P.M.C. Office for Greenville County, South Carolina, in Deed Book 917, at Page 293.