

MORTGAGE OF REAL ESTATE

State of South Carolina
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
Nov 24 2 36 PM '71
OLLIE FARNSWORTH
R. M. O.

To All Whom These Presents May Concern:

I, R. C. Turner

SEND GREETING:

WHEREAS, I the said R. C. Turner

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 and no/100----- (\$ 4,000.00) 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 one and 11/100-----(\$ 81.11) 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 R. C. Turner, 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, in Glassy Mountain Township, about three (3) miles west of Landrum, S. C. lying on the eastern side of S. C. Highway #116, and being a north-western portion of the 8.2 acre tract shown on plat prepared for Fay Pittman by J. Q. Bruce, Registered Surveyor, dated August 4, 1961, and having the following courses and distances to wit:

BEGINNING at an iron pin in the center of S. C. Highway #116, the northwestern corner of the aforesaid 8.2 acre tract and the corner of Alfred Scoggins and Fred Wofford, and running thence with Wofford's line, N. 88-50 E. 400 feet to an iron pin; thence a new line S. 0-00 100 feet to a pin; thence another new line, S. 88-50 W. 400 feet to a point in the center of the said Highway; thence with the center of said Highway, N. 0-00 100 feet to the beginning.

This is the same property conveyed to R. C. Turner by deed of G. Harold Smith.