

MORTGAGE OF REAL ESTATE

State of South Carolina

GREENVILLE CO. S. C.

JUN 30 12 55 PM '72

COUNTY OF GREENVILLE

OLLIE FARNSWORTH  
R. M. C.

To All Whom These Presents May Concern:

We, Roy B. Moon and Hazel S. Moon

SEND GREETING:

WHEREAS, We the said Roy B. Moon and Hazel S. Moon

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 Six Thousand and No/100 - - - - - (\$ 6,000.00 ) 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

One Hundred Five and 20/100 - - - - - (\$ 105.20 ) 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 Roy B. Moon and Hazel S. Moon, 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 mortgagors 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, O'Neal Township, on the East side of the Greer-Mostella Road and having the following metes and bounds, to wit:

Beginning at a point in the center of said Road, stake on the bank, and running thence N. 74-50 E. 2,466 feet to a stake on bank of South Tyger River; thence up the river S. 84-40 W. 445 feet to a stake on the bank; thence N. 54-00 W. 171.6 feet to a stake on the bank; thence N. 20-00 W. 60 feet to a stake on the bank; thence S. 74-50 W. 1,992 feet to the center of the Mostella Road, stake on the bank; thence with said Road S. 36-00 E. 285 feet (15 feet reserved for Road) to the beginning corner, and being all of Lot No. 2 and a part of Lot No. 3 as shown by plat made by H. S. Brockman, surveyor, March 16, 1937.

This being the same property conveyed to J. L. Moon in Deed Book 212, page 77, R. M. C. Office for Greenville County and in which a life Estate was devised to Cleora M. Moon by will of J. L. Moon, see Probate file, Probate Court for Greenville County.

The above described property also includes a lot heretofore conveyed to Roy B. Moon by J. L. Moon recorded in deed Book 469, page 91, R. M. C. Office for Greenville County.

This is same property conveyed to Roy B. Moon by Cleora M. Moon by deed dated March 7, 1972 and recorded in deed book 938 page 281 R. M. C. Office for Greenville County, with one half interest conveyed to Hazel S. Moon by Roy B. Moon by deed dated March 7, 1972 deed book 938 page 261 Greenville, R. M. C. Office.