

Jul 17 2 23 PM '72

ELIZABETH RIDDLE

State of South Carolina, }
County of ~~GREENVILLE~~ } R.M.C.
GREENVILLE }

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, **Ralph E. Allen**, ----- 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 **Seventeen Thousand (\$17,000.00)** ----- Dollars, with interest at the rate of ----- **7 1/2%** ----- per centum per annum, to be repaid in installments of **One Hundred Thirty-seven and no/100** ----- (**\$ 137.00** -----) 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:

(1). All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, Grove Township, approximately three miles Southeast of Piedmont, South Carolina, near Rehobeth Baptist Church, located on the Eastern side of Nathalee Circle Drive, and being known and designated as Tract A of the property of Edgar Boyce, as shown on a plat thereof being recorded in the RMC Office for Greenville County, S. C., in Plat Book KKK at Page 108, and having according to said plat the following metes and bounds, to-wit: BEGINNING at an iron pin on the Eastern side of Nathalee Circle Drive at the corner of property now or formerly owned by Boyce, and running thence with said property S. 78-00 E. 141.6 feet to an iron pin in the line of property now or formerly owned by Davis, thence with the Davis line S. 9-50 W. 200 feet to an iron pin, joint rear corner of Tracts A and B, thence with the joint line of said tract N. 71-41 W. 158.1 feet to an iron pin on the Eastern side of Nathalee Circle Drive, thence with said Drive N. 22-00 E. 60 feet to an iron pin, thence continuing with said Drive N. 12-00 E. 123.8 feet to the beginning corner; said property contains .6 of an acre, more or less; and,

(2). All that piece, parcel or lot of land adjoining the above described property and lying North thereof, being shown as .66 of an acre on plat prepared for Ed Boyce by Dean C. Edens, dated July 7, 1963, and having according to said plat the following metes and bounds, to-wit: BEGINNING at an iron pin on the Eastern side of Nathalee Circle Drive at the Northwestern corner of Tract A, referred to above and