

MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

APR 1 2 32 PM '73

DANNIE S. TANKERSLEY
R.M.C.

To All Whom These Presents May Concern:

We, Hughes K. Boswell and Louise J. Boswell

SEND GREETING:

WHEREAS, we the said Hughes K. Boswell and Louise J. Boswell 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 Two Thousand Five Hundred and No/100 - (\$ 2,500.00) Dollars, with interest from the date hereof at the rate of seven per cent (7 %) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of Twenty Two and 46/100 -

(\$ 22.48) 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 Hughes K. Boswell and Louise J. Boswell, 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 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, Chick Springs Township, located on the Northwest side of Payne Road and being shown and described as lot number TWENTY TWO (22) on a plat entitled "Fleming Heights" made by Robert Jordan Surveyor, dated September 27, 1957 and recorded in plat book KK page 113, Greenville County R. M. C. Office and having the following metes and bounds, to wit:

BEGINNING at an iron pin at the joint front corner of lots 21 and 22 on the Northwest side of Payne Road and running thence N. 60-41 W., 175 feet along the South side of lot No. 21; thence S. 29-19 W. 80 feet along the line of lot no. 24 to rear corner of lot No. 23; thence S. 60-41 E., 175 feet along the line of lot No. 23 to an iron pin on the Northwest side of lot of Payne Road: Thence N. 29-19 E., 80 feet along Payne Road to the beginning corner.

This is the same conveyed to F. L. Lanford et al by James Edward Fleming Executor, by deed recorded in deed book 586 page 334, Greenville County R. M. C. Office.

This is the same property conveyed to us by F. L. Lanford and Grace B. Lanford by deed dated April 6, 1965 to be recorded in the R. M. C. Office for Greenville County.