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BOOK 1270 PAGE 883

MORTGAGE OF REAL ESTATE
GREENVILLE CO. S. C.

State of South Carolina
COUNTY OF GREENVILLE

MAR 28 12 06 PM '73
DONNIE S. TARKERSLEY
R.H.C.

To All Whom These Presents May Concern:

I, Wayne L. Rochester

SEND GREETING:

WHEREAS, I the said Wayne L. Rochester

in and by 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

Two Thousand Five Hundred & No/100 - - - (\$ 2,500.00) 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

Sixty One & 04/100 - - - (\$ 61.04) 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 Wayne L. Rochester, 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 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, in the City of Greer, located on the Eastern side of Poplar Drive and being shown on plat of property made for Wayne Lee Rochester by H. S. Brockman, surveyor, dated February 13, 1968 and having the following metes and bounds, to wit: (Plat recorded) Property also known as No.605 Poplar Drive, Greer, S. C.

BEGINNING at an old iron pin on the Eastern side of Poplar Drive and running thence S. 84-04 E. 147.2 feet to old iron pin; thence S. 81-46 E., 146.2 feet to a ditch, iron pin set back 5 feet from ditch; thence down the ditch; the ditch the line S. 35-05 W., 77 feet to iron pin, iron pin set back 5 feet on west side of ditch; thence along an old fence, the fence the line N. 83-05 W., 252 feet to an iron pin on the eastern side of Poplar Drive; thence N. 2-52 E., 69 feet along Poplar Drive to the beginning corner.

This is the same conveyed to Walter L. Rochester by W. E. Sloan by deed recorded in deed book 343 page 57, Greenville County R.M. C. Office.

This is the same conveyed to me by Walter L. Rochester by deed dated February 16, 1968, recorded in R. M. C. Office for Greenville County.