

JUN 25 12 40 PM '73

STATE OF SOUTH CAROLINA )  
GREENVILLE COUNTY ) TANKERSLEY  
COUNTY OF LEXINGTON ) R.H.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN: M. E. Clement a/k/a Murray E. Clement

IN THE STATE AFORESAID, HERINAFTER SPOKEN OF AS THE MORTGAGOR, SEND GREETING:

WHEREAS, the said Mortgagor has borrowed from LEXINGTON COUNTY SAVINGS & LOAN ASSOCIATION, a corporation, hereinafter spoken of as the Association, the sum of

Forty-two Thousand Three Hundred and 00/100 Dollars (\$ 42,300.00)

and in order to secure the payment thereof has this day executed to said Association a certain note or obligation, the terms of which are as follows:

\$ 42,300.00 West Columbia, S. C., June 18, 1973

FOR VALUE RECEIVED, the undersigned M. E. Clement promise to pay to LEXINGTON COUNTY SAVINGS & LOAN ASSOCIATION, a corporation, its successors or assigns, or order, the sum of Forty-two Thousand Three Hundred and 00/100 Dollars (\$ 42,300.00 ),

at the offices of the Association in West Columbia, South Carolina, with interest thereon, after date at the rate of eight per cent ( 8 % ) per annum; said principal and interest shall be due and payable in monthly installments of not less than

Three Hundred Twenty-six and 49/100 Dollars (\$ 326.49 )

on the first day of each and every calendar month hereafter until the full principal sum with interest thereon has been paid; unpaid interest to bear interest thereafter at the same rate. Said payments shall be applied:

FIRST: To the payment of interest due on said loan, computed monthly.

SECOND: To the payment at the option of said Association, of such taxes, assessments or insurance premiums as may be in default upon the property pledged to secure this obligation.

THIRD: The balance of said amount to the payment to that extent as a credit on the principal of the loan evidenced hereby.

The said monthly payments are to continue until the loan evidenced hereby, together with interest, and all taxes, assessments and insurance premiums upon the property pledged, shall be fully paid. Waiver of the due date of any installment hereunder shall not affect the due date of any subsequent installment, as hereby provided.

The undersigned hereby agrees to pay when due all insurance premiums, taxes and assessments upon the pledged property and to keep the same in force in favor of the said Association, and in the event of failure to pay the same when due, said Association may pay the same and add such disbursements to the principal debt, which are to bear interest at the same rate. The said sum shall be payable in lawful money of the United States.

It is agreed that if at any time any monthly payment as above called for shall be past due for a period of one month, or if the undersigned violates any of the covenants contained herein or in the mortgage securing this note, or fails to comply with or abide by the By-Laws, rules or regulations of the Association, then, at the option of the Association, the whole amount due hereunder shall at once become due and payable, and the mortgage or other security for this obligation may be enforced for the payment hereof, together with collection cost and reasonable attorney's fees if placed in an attorney's hands for collection or to protect the mortgaged premises. The maker(s) hereby expressly waive(s) presentment, demand, protest and notice of dishonor and non-payment.

NOW, KNOW ALL MEN BY THESE PRESENTS, that I the said

M. E. Clement

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Association, according to the conditions of the 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 Association at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release, unto said Lexington County Savings & Loan Association, its successors and assigns:

All that piece, parcel or lot of land situate in the State of South Carolina, County of Greenville, on the northeastern side of Lancelot Drive, being known and designated as Lot No. Seventy-five (75) on a plat of Camelot, made by Piedmont Engineers & Architects, dated November 5, 1968, and recorded in the R. M. C. Office for Greenville County in Plat Book "WWW", at page 46, and having, according to said plat, the following metes and bounds, to wit: Beginning at an iron pin on the northeastern side of Lancelot Drive, at the joint front corner of Lots Seventy-four (74) and Seventy-five (75) and running thence with the common line of said Lots N. 84-12E. 231.4 feet to an iron pin; thence running S. 4-54 E. 105.0 feet to an iron pin at the joint rear corner of Lots Seventy-five (75) and Seventy-six (76); thence with the common line of said Lots S74-13 W. 211.5 feet to an iron pin on the northeastern side of Lancelot Drive; thence with the line of said Drive S. 17-53 E. 15.0 feet to an iron pin; thence S. 10-19 E. 50.0 feet to an iron pin; thence S13-26 E. 100 feet to an iron pin; and thence still with line of said Drive S. 4-27 W. 25.0 feet to the point of beginning. This being the property conveyed to M. E. Clement by Jack E. Shaw Builders, Inc.