

MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF GREENVILLE

FILED GREENVILLE CO. S. C.

BOOK 1352 PAGE 205

OCT 27 12 43 PM '75

BONNIE S. TANKERSLEY R.M.C.

To All Whom These Presents May Concern:

We, Larkin T. Jones Jr. and Mary D. Jones

SEND GREETING:

WHEREAS, we the said Larkin T. Jones Jr. and Mary D. Jones

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 Five Thousand Three Hundred and No/100 (\$ 5,300.00) Dollars, with interest from the date hereof at the rate of nine per cent (9 %) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of Sixty seven and 15/100

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 Larkin T. Jones Jr. and Mary D. Jones, 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, about three miles north from Greer, S. C., on the west side of the Miller Road, being bounded now or formerly on the North, West and South by lands of Mae Waters and on the East by said road, and having the following metes and bounds, to wit:

Beginning on a nail in the center of said road (Miller Road) at a point about half way between South Tyger River and the Gap Creek Road, and runs thence N. 69-15 W., 30 feet to iron pin on the west bank of said road; thence continuing with the same course for a total distance of 250 feet to iron pin; thence S. 43-40 W., 190 feet to iron pin; thence S. 69-15 E., 250 feet to a nail in center of said road (iron pin set back at 32 feet on line); thence with the center of said road N. 43-40 E., 190 feet to the beginning corner and containing one (1) acre, more or less.

This is the same conveyed to John M. Holland Jr. and Lucy L. Holland by Larry Lamar Sudduth by deed recorded in deed book 1014 page 927, Greenville County R. M. C. Office.

This is the same conveyed to us by John M. Holland, Jr. and Lucy L. Holland by deed dated October 20, 1975 to be recorded in the R. M. C. Office for Greenville County.



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