

MORTGAGE OF REAL ESTATE

State of South Carolina }
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S.C.

BOOK 1356 PAGE 31

213
MAY 1964
CLERK OF COURTS

To All Whom These Presents May Concern:

We, Luther W. Cranford and Eleanor C. Cranford

SEND GREETING:

WHEREAS, we the said Luther W. Cranford and Eleanor C. Cranford

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 One Thousand Seven Hundred and no/100 - - - - - (\$ 1,700.00) 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 One Hundred One and 32/100 - - - - -

- - - - - (\$101.32) 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 Luther W. Cranford and Eleanor C. Cranford, 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, Paris Mountain Township, located on the Eastern side of East Perry Road, and being shown as all of lot Number SIX (6) on a plat of property entitled "Leawood Hills" made for E. H. Batson and Homer Styles by Terry T. Dill, dated October 1958, and having the following metes and bounds, to wit:

BEGINNING at an iron pin on the Southern side of said road at the joint front corner of lots 6 and 7 and running thence S. 46-38 E., 113.3 feet as the common line of said lots to an iron pin on the line of the Sunset Hills Subdivision; thence S. 43-30 W., 100 feet along the line of said subdivision to an iron pin at the joint rear corner of lots 6 and 5; thence N. 46-38 W., 113 feet as the common line of said lots to an iron pin on the southern side of said road, joint corner of lots 5 and 6; thence N. 43-22 E., 100 feet along the southern side of said road to the beginning corner. Bounded on the North by said road; on the East by Lot 7, of J. E. Davis, on the South by Sunset Hills Subdivision, on the West by Lot 5, of Sam Huff.

This is the same property conveyed to Luther W. and Eleanor C. Cranford by Quality Homes, Inc. by deed dated February 13, 1964, recorded in deed book 742 page 247 Greenville County R. M. C. Office.



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