

MORTGAGE OF REAL ESTATE

State of South Carolina
COUNTY OF GREENVILLE
FILED
GREENVILLE CO. S. C.
Dec 23 11 22 AM '75
DONNIE S. TANKERSLEY
R.H.C.

To All Whom These Presents May Concern:

We, John W. Eggleston and Jane A. Eggleston SEND GREETING:

WHEREAS, we the said John W. Eggleston and Jane A. Eggleston
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
Three Thousand and No/100 -----(\$ 3,000.00) Dollars,
with interest from the date hereof at the rate of eight 1/2 per cent (8 1/2%) per annum, unpaid interest to
bear interest at the same rate, to be repaid in installments of Thirty Seven and 20/100 -----
-----(\$ 37.20) 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 John W. Eggleston and Jane A. Eggleston, 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-s 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, Highland Township, about one mile north of Camp Creek Baptist Church, on the south side of Pack Mountain Road, containing a total of 8.5 acres, and being more particularly described as follows:

Tract No. 1

All that certain parcel of land being shown as containing 4.9 acres on a plat of property prepared for John Eggleston by Terry T. Dill, Surveyor, dated November 25, 1975, recorded in Plat Book 4-0, page 300, and having such metes and bounds as is thereby shown.

Tract No. 2

All that certain parcel of land adjoining the above described parcel on the South, being shown as containing 3.6 acres on a plat of property prepared for John Eggleston by Terry T. Dill, Surveyor, dated November 25, 1975, recorded in Plat Book 4-0, page 301, and having such metes and bounds as is thereby shown.

This is the same property as conveyed to us by Sam T. Staggs by deed dated November 26, 1975 recorded in the R. M. C. Office for Greenville County.



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