

State of South Carolina

COUNTY OF GREENVILLE

MAY 27 1 42 PM '76

DONNIE S. TAYMORRELEY
C.H.C.

To All Whom These Presents May Concern:

I, J. Carol Fleming

SEND GREETING:

WHEREAS, I the said J. Carol Fleming

in and by my certain promissory note in writing of even date with these Presents, well

and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of

Five Thousand Five Hundred and No/100 (\$ 5,500.00) Dollars,

with interest from the date hereof at the rate of eight 3/4 per cent (8 3/4%) per annum, unpaid interest to

bear interest at the same rate, to be repaid in installments of Sixty one 2/100

(\$ 61.82) 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 J. Carol Fleming

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 mortgagee, 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, known and designated as lot number FORTY FIVE (45) as shown on a plat recorded in Greenville County R. M. C. Office in Plot Book PPP page 17, of Clark Springs, Section 1, to which plat reference is hereby made for a more complete description as to notes and bounds.

This is the same conveyed to Cecil W. McCliner and J. Carol Fleming by deed recorded in deed book 1023 page 27, Greenville County R. M. C. Office, with the one half interest of Cecil W. McCliner being deeded to J. Carol Fleming by deed dated May 20, 1976, to be recorded in the R. M. C. Office for Greenville County.

