

MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF GREENVILLE

FILED GREENVILLE CO. S. CITIZENS B. & L. ASSOCIATION P. O. BOX 388, 117 TRADE ST. GREER, S. C. 29651 MAY 26 2 55 PM '59 J. W. STANLEY R.H.C.

60322N 26E

To All Whom These Presents May Concern:

I, Joe M. Forrester

SEND GREETING:

WHEREAS, I the said Joe M. Forrester

in and by my certain promissory note in writing of even date with these Presents, am well and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of Fifteen Thousand and no/100 - - - - - (\$15,000.00) 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 One Hundred Forty Seven and 72/100

300 AS

- - - - - (\$ 147.72) 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 Joe M. Forrester, 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 me 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, Oneal Township, on the west side of the Rutherford Road, at Oneal, and being Lot No. 1 of the S. M. Forrester property according to survey and plat by H. S. Brockman, Surveyor, dated April 13, 1959, and having the following courses and distances, to wit:

BEGINNING at a point in a dirt road that leads from the Rutherford Road to Highway 101, joint corner of the Beacham and Few property, and runs thence with the road, N. 89-45 E., 100 feet to a bend; thence N. 76-25 E., 100 feet to a bend; thence N. 69-27 E., 69.8 feet to a nail and cap in the center of the Rutherford Road; thence with the Rutherford Road, N. 14-45 E., 100 feet to a nail and cap in the center of the said road; joint corner of Lots Nos. 1, and 2; thence with the common line of Lots Nos. 1 and 2, N. 76-45 W., 25 feet to an iron pin on the bank of the road; thence continuing with the same course for a total distance of 241.3 feet to an iron pin on the Willmon line; thence with the said line, S. 14-55 W., 208 feet to the beginning corner.

This is the same property conveyed to the mortgagor by deed of S. M. Forrester recorded in Deed Book 623, page 330, R. H. C. Office for Greenville County. Recorded May 8, 1959.

STATE OF SOUTH CAROLINA SOUTH CAROLINA TAX COMMISSION DOCUMENTARY STAMP TAX MAY 26 1959 \$ 06.00 RB 11213

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