

MORTGAGE OF REAL ESTATE

GREENVILLE CO. S. C.

State of South Carolina

3 49 PM '79

CITIZENS B. & L. ASSOCIATION  
P. O. BOX 388, 117 TRADE ST.  
GREER, S. C. 29651

COUNTY OF GREENVILLE

DONNIE S. JANKERSLEY  
R.M.C.

To All Whom These Presents May Concern:

I, J. Carroll Fleming

SEND GREETING:

WHEREAS, I the said J. Carroll Fleming

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 Eight Thousand Five Hundred and No/100 - - - - (\$ 8,500.00 ) Dollars, with interest from the date hereof at the rate of ten 1/4 per cent ( 10 1/4 %) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of Ninety two and 65/100 - - - -

- - - - (\$ 92.65 ) 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. Carroll 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 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, Chick Springs Township, located in Greer, S. C., on the South side of Moore Street, as shown on plat for Johnny V. Smith by H. S. Brockman, surveyor, dated March 21, 1961 and has the following metes and bounds, to wit:

BEGINNING at an old pin on the South side of Moore Street, northwest corner of the property herein conveyed and runs thence S. 13-29 E., 106.7 feet to a stake; thence N. 73-40 E., 54.2 feet to old pin; thence N. 14-19 W. 106.7 feet to old pin on the South side of said street; thence S. 73-36 W., 52.7 feet to the beginning corner.

This is the same as conveyed to me by Johnny V. Smith by deed dated March 15, 1979 to be recorded in R. M. C. Office for Greenville County.

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STATE OF SOUTH CAROLINA  
DOCUMENTARY STAMP  
MARCH 23 1979  
PB. 11218

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