

MORTGAGE OF REAL ESTATE

GREENVILLE CO. S. C.

State of South Carolina
COUNTY OF GREENVILLE

JUN 27 12 20 PM '79
CITIZENS B. & L. ASSOCIATION
P. O. BOX 388, 117 TRADE ST.
GREER, S. C. 29651
DONALD S. TANKERSLEY
R.M.C.

To All Whom These Presents May Concern:

I, Roy Durrah

SEND GREETING:

WHEREAS, I the said Roy Durrah

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

Twelve Thousand Five Hundred and No/100 - - - - - (\$ 12,500.00) Dollars,

with interest from the date hereof at the rate of eleven per cent (11.00) per annum, unpaid interest to

bear interest at the same rate, to be repaid in installments of One Hundred Fifty-six and 70/100 - -

- - - - - (\$ 156.70) 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 Roy Durrah

, 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 the City of Greer on the Western side of Madison Ave. (formerly known as Campbell St.) and being shown on plat of property made for Roy Durrah by John A. Simons, surveyor, dated July 1, 1970, which plat to be recorded and has the following metes and bounds, to wit: (Plat book SSS page 316)

Beginning at an iron pin on the Western side of Madison Ave., at rear corner of lot No. 3 of O. P. Smith plat, plat book FF page 507, 200 feet from Palmer St., and runs thence N. 69-00 W., 120 feet along the rear lines of lots 2 and 3 to an iron pin at corner of lot No. 1 on said plat; thence S. 21-08 W., 143.5 feet to old iron pin; thence S. 71-45 E., 125.7 feet to iron pin on the West side of Madison Ave.; thence N. 18-51 E., 137.6 feet to the beginning corner.

This is the same property conveyed to me by Carrie Dell E. Humphries by deed dated July 13, 1970 and recorded in R. M. C. Office for Greenville County, Book 894 page 115.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
\$ 05.00
P3 112-8

0.593

4328 RV-2