

MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF GREENVILLE

S. C.
 APR 11 '81
 WATKINS

To All Whom These Presents May Concern:

SEND GREETING:

WHEREAS, We the said Stan G. McAlister and Tracy E. Farrow 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 Twenty-four thousand and no/100ths (\$ 24,000.00) Dollars, and 1/2 with interest from the date hereof at the rate of fifteen per cent (15.5%) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of

Three-hundred forty-four and 16/100ths (\$ 344.16) 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 they the said Stan G. McAlister and Tracy E. Farrow, 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 Stan B. McAlister 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

ALL that piece, parcel or lot of land situate, lying and being on the southern side of Jonquil Lane near the City of Greenville, in the County of Greenville, State of South Carolina and known and designated as Lot NO. 11 of a subdivision of property of Columbia Investment Co., plat of which is recorded in the RMC Office for Greenville County in Plat Book KKK at page 73; said lot having such metes and bounds as shown thereon.

This property is conveyed subject to restrictions and easements or rights of way, if any, of record.

This being the same property as that conveyed to Stan G. McAlister and Tracy E. Farrow by deed of Ada Mae Fowler dated and recorded concurrently herewith.

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