

State of South Carolina

COUNTY OF GREENVILLE

GREENVILLE CO. S. C.

APR 30 12 07 PM '78

DENNIS S. TANLERSLEY R.M.C.

BOOK 1366 PAGE 468

To All Whom These Presents May Concern:

I, Johnny Austin Kluge

SEND GREETING:

WHEREAS, I the said Johnny Austin Kluge

in and by BY certain promissory note in writing of even date with these Presents, an well and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of Three Thousand Four Hundred & No/100 ----- (\$ 3,400.00) Dollars, with interest from the date hereof at the rate of Nine per cent (9 %) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of

Seventy and 59/100 ----- (\$ 70.59) 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 Johnny Austin Kluge

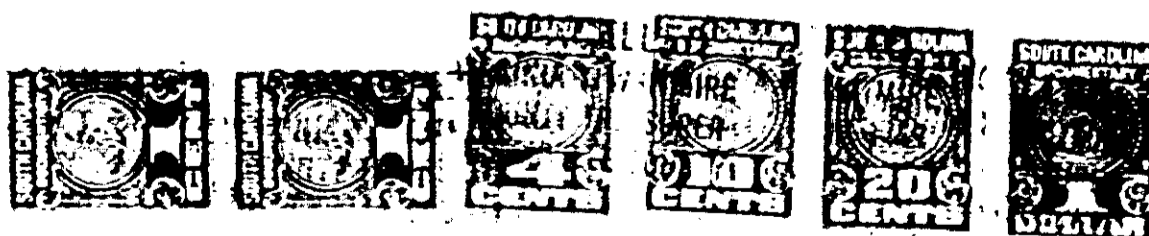
in consideration of the said debt and sums of money aforesaid, and for the better securing the payment thereof to the said CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., according to the terms of the said note, and also in consideration of the further sum of Three (\$3.00) Dollars to me the said 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, Chick Springs Township, about two miles south of Taylors, S. C. lying on the west side of Berry Road, and being a part of the same land that was conveyed to Lucile Annie Kluge by deed from H. K. Kluge May 4th, 1952, recorded in the office of the R. M. C. for Greenville County in Deed Book 477 at page 374 and having the following courses and distances, to wit:

BEGINNING on a nail and cap in the said Berry Road at S. 24-00 E., 25 feet from the corner in the said Berry Road, the same being the joint corner of the S. T. Moore tract, and runs thence S. 24-00 E., 45 feet to an iron pin on the western bank of the said Berry Road, then continuing with the same course for a total distance of 160 feet to an iron pin on the S. T. Moore line; thence a new line, S. 66-00 W., 157.4 feet to an iron pin on the Morris Smith line; thence with the said line N. 19-07 W., 134.5 feet to an iron pin on the said line; thence another new line, N. 56-00 E., 148.2 feet to the beginning corner, (iron pin back on line at 18 feet), containing fifty one one-hundredths, (0.51) of one acre, more or less.

This is the same property conveyed to me by Lucile Annie Kluge by deed dated July 28, 1958, to be recorded in the R. M. C. Office for Greenville County.

5.1.36



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