

FILED
AUG 22 1961 A.M.



Mrs. Ollie Fairwood
R. M. C.

STATE OF SOUTH CAROLINA,
COUNTY OF ~~XXXXXX~~ GREENVILLE

Joe R. Jacks, of Greenville County, TO ALL WHOM THESE PRESENTS MAY CONCERN:
IN THE STATE AFORESAID, hereinafter called Mortgagor,

The word Mortgagor shall include one or more persons or corporations. The word Association shall mean the PALMETTO BUILDING AND LOAN ASSOCIATION OF LAURENS.

WHEREAS, the said Mortgagor by his certain promissory note, in writing of even date herewith, the terms of which are incorporated herein by reference, is well and truly indebted unto PALMETTO BUILDING AND LOAN ASSOCIATION OF LAURENS, a corporation, in the principal sum of

Nine Thousand and no/100 - - - - -
(\$9,000.00) Dollars, with interest from the ~~10th~~ 19th day of August, 1961, at the rate of six and one-half

(6 1/2) per centum per annum until paid. The said principal and interest shall be payable at the office of the Association in monthly installments of

Seventy and no/100 - - - - -
(\$70.00) Dollars, commencing on the first day of October, 1961, and on the first day of each month thereafter until the principal and interest are paid. Unpaid interest to bear interest thereafter at the same rate. And with interest from the date of said note, and this mortgage securing the same at the same rate until the date of the payment of the first monthly installment. Said monthly payments shall be applied:

- FIRST: To the payment of interest due on said loan, computed monthly.
- SECOND: To the payment, at the option of said Association, of such taxes, assessments, or insurance as may be in default on the property pledged to secure this obligation.
- THIRD: The balance of said amount to the payment to that extent, as credit of that date on the principal of this loan. Said payments to continue until principal and interest are paid in full.

Said note further providing that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of ninety (90) days or failure to comply with any of the By-Laws of said Association or any of the stipulations of this mortgage, the whole amount due under said note shall, at the option of the holder hereof, become immediately due and payable, and suit may be brought to foreclose this mortgage.

Said note further providing for a ten (10%) per centum attorney's fee besides all costs and expenses of collection to be added to the amount due on said note, and to be collectible as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt, or any part thereof, be collected by an attorney or by legal proceedings of any kind (all of which is secured by this mortgage), as in and by said note, reference being thereunto had, will more fully appear.

NOW KNOW ALL MEN, that the Mortgagor, in consideration of the said debt and for better securing the payment thereof to the said PALMETTO BUILDING AND LOAN ASSOCIATION OF LAURENS, according to the conditions of said note; and also in consideration of the further sum of Three (\$3.00) Dollars to the Mortgagor in hand well and truly paid by the PALMETTO BUILDING AND LOAN ASSOCIATION OF LAURENS, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the PALMETTO BUILDING AND LOAN ASSOCIATION OF LAURENS, its successors and assigns:

All that piece, parcel or tract of land lying, being and situate in the County and State aforesaid, Fairview Township, containing three (3) acres, more or less, with the following metes and bounds, to-wit:

Beginning at an iron pin in the Southern edge of the right of way of S. C. Highway No. 418, new location of said Highway, at Reedy River Bridge, said Bridge being just South of the old Bridge across said River known as the Jenkins Bridge, and running thence along the Southern edge of said State Highway No. 418 in an Easterly direction 600 feet to a stake; thence in a Southerly direction 270 feet to a stake; thence in a Westerly direction 600 feet to a stake on the East Bank of Reedy River; thence up said River in a Northerly direction 270 feet to the point of beginning, and bounded by said Highway No. 418, new survey and location of said road, Reedy River and other lands of Sadie Jacks Tate, and lands of Clyde Jenkins across said River.

This being the identical land conveyed to me by Sadie Jacks Tate as shown by deed recorded in Deed Book 678, at page 121, R. M. C. Office for Greenville County, S. C.