

MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF GREENVILLE

FILED GREENVILLE CO. S. C. CITIZENS B. & L. ASSOCIATION P. O. BOX 323, 117 TRADE ST. GREER, S. C. 29651

To All Whom These Presents May Concern:

I, John C. Suttles

SEND GREETING:

WHEREAS, I the said John C. Suttles

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 Ten Thousand and No/100 (\$ 10,000.00 ) 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 Two Hundred Seven and 59/100

-----(\$ 207.59 ) 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 John C. Suttles 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, lying and being on the westerly side of Adams Street in the Town of Taylors, S. C., and being shown and designated as property of Bruce G. Joines and Alice S. Joines as recorded in the R. M. C. Office for Greenville County in Plat Book III page 27, and having the following metes and bounds, to wit:

BEGINNING at an iron pin on the westerly side of Adams Street, said pin being 351.8 feet in a southerly direction from Southern Railway right of way and running thence with the westerly side of Adams Street, S. 12-10 E., 50 feet to an iron pin; thence S. 78-34 W., 220.1 feet to a pin; thence N. 13-47 W., 50 feet to iron pin; thence N. 78-34 E., 216.6 feet to an iron pin on the westerly side of Adams Street, the point of beginning. This is the same conveyed to Bruce G. Joines et al by deed of J. M. Hester, et al, recorded February 18, 1965 in deed book 767 page 545, Greenville County R. M. C. Office.

ALSO: All that piece, parcel or lot of land, with the buildings and improvements thereon, lying and being on the westerly side of Adams Street, in the Town of Taylors, S. C., and being shown on plat of property entitled "Property of Bruce G. Joines and Alice S. Joines, as recorded in the R. M. C. Office for Greenville County in plat book III page 12, and having the following metes and bounds, to wit:

BEGINNING at an iron pin on the westerly side of Adams Street, said pin being located 401.8 feet in a southerly direction from the Southern Railway right of way, and running thence, S. 78-34 W., 220.1 feet to an iron pin; thence S. 13-47 E., 63.5 feet to iron pin; thence N. 75-25 E., 218.5 feet to an iron pin on the westerly side of Adams Street; thence with the westerly side of Adams Street, N. 12-10 W., 51.4 feet to pin; the beginning corner. This is the same conveyed to Bruce G. Joines, et al by J. M. Hester et al, by deed recorded Feb. 11, 1965 in deed book 767 page 327, Greenville County R. M. C. Office.

This is the same as conveyed to me by Bruce G. Joines and Alice S. Joines by deed dated February 10, 1977 to be recorded in the R. M. C. Office for Greenville County.

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