

State of South Carolina,

300-1608 PAGE 587

To All Whom These Presents May Concern:

GREENVILLE  
MAY 21 4 13 PM '83  
DONNIE S. ... SLEY  
R.M.L.

\*J. Calvin Summey Jr. and Sherry S. Summey

IN THE STATE AFORESAID, hereinafter called Mortgagor whether one or more, SEND GREETING:

Whereas, the said Mortgagor has borrowed from SECURITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF SOUTH CAROLINA, a corporation chartered under the laws of the United States of America, the sum of **Thirty Thousand and no/100\*\*\*\*** Dollars (\$**30,000.00\*\*\*\***), and in order to secure the payment thereof has this day executed to said Association a certain note, or obligation, which is set out as follows:

**\*30,000.00\*** Laurens, SC May 27 19 83  
FOR VALUE RECEIVED, to wit: the sum of Dollars (\$ **30,000.00** )

\*Thirty thousand and no/100 -----

J. Calvin Summey Jr. and Sherry S. Summey

promise to pay to SECURITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF SOUTH CAROLINA, a corporation, its successors or assigns, the sum of **Thirty thousand and no/100 -----** Dollars (\$ **30,000.00** ), at the offices of the Association in the City of **Laurens** ... South Carolina, from date hereof with interest from date hereof at the rate of **Twelve and one half** per cent. ( **12.5%** ) per annum; payable **monthly** hereafter until the full principal sum with interest has been paid; unpaid interest to bear interest thereafter at the same rate.

The said **monthly** payments are to continue until the loan evidenced hereby, together with interest, and all taxes, assessments and insurance premiums upon the property pledged, shall be fully paid. The undersigned hereby agrees to pay when due all insurance premiums, taxes and assessments upon the pledged property, and to keep the same in force in favor of the said Association, and in the event of failure to pay same when due, said Association may pay the same and add such disbursements to the principal debt, which are to bear interest at the same rate.

It is agreed that if at any time any **monthly** payment as above called for shall be past due for a period of one month, or if the undersigned violates any of the covenants contained herein or in the mortgage securing this note, or fails to comply with or abide by the By-Laws, rules or regulations of the Association, or if the construction or repairs for which this loan is made are not completed within **Twelve** months from date hereof, or if the borrower, his agents or builder shall fail to make substantial progress on construction or repairs for a period of **Two** months, then, at the option of the Association, the whole amount due hereunder shall at once become due and payable and the mortgage or other security for this obligation may be enforced for the payment hereof, together with a reasonable amount as attorney's fees if placed in an attorney's hands for collection.

NOW KNOW ALL MEN, That the said Mortgagor, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said SECURITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF SOUTH CAROLINA according to the terms of the said note; and also, in consideration of the further sum of **Three Dollars** to the said Mortgagor in hand well and truly paid by the said SECURITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF SOUTH CAROLINA at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said SECURITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF SOUTH CAROLINA, its successors and assigns:

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All that piece, parcel or lot of land, with all improvements thereon or hereafter constructed thereon, situate, lying and being in or near the City of Mauldin, County of Greenville, State of South Carolina, and being known as Lot No. 77 of Holly Springs Subdivision, Section Two, and having, according to a plat entitled "Property of J. Calvin Summey, Jr." drawn by T.H. Walker, Jr., RLS, on April 25, 1983, which plat is recorded in the RMC Office for Greenville County, S.C., in Plat Book 9-T, at page 37, the following metes and bounds, to-wit:

BEGINNING at a point on the southern side of Holly Lane and running with the line of Lot No. 78, S.18-22W., 150 feet, to an old iron pin at the joint rear corner of Lots Nos. 77 and 78; thence turning and running with the line of Lot No. 94, N.72-56W., 108 feet, to an old iron pin on the edge of Springvale Drive; thence turning and running with the edge of Springvale Drive, N.23-11E., 122 feet, to an iron pin; thence turning and running N.64-01E., 37.85 feet, to an iron pin; thence turning and running with the southern edge of Holly Lane, S.75-08E., 70.85 feet to an old iron pin, the point of beginning.

This being the same property conveyed to the mortgagor herein by deed of G. Sidney Garrett, Frank S. Leake, Jr. and J. Calvin Summey, said deed to be recorded herewith in the RMC Office for Greenville County, S.C.

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