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MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF Greenville

To All Whom These Presents May Concern:

I, Rufus W. Talley SEND GREETING:

WHEREAS, I the said Rufus W. Talley

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

Forty nine hundred and no/100 ---------- ($ 4,900.00) Dollars,

with interest from the date hereof at the rate of seven per cent (7 %) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of

Seventy eight and 40/100 ---------- ($ 78.40) 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 Rufus W. Talley, in consideration of the said debt and sums of money aforesaid, and for the better securing the payment thereof to the said Citizens Building & 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, Chick Springs Township, on the East side of the Buncombe Road, North from U. S. Highway No. 29, near the City of Greer, designated as Lot No. 37 and the Northern one-half part of Lot No. 38 of the C. L. King property, according to survey and plat by S. C. Moon, Surveyor, dated April, 1941, recorded in Plat Book L, page 187, R.M.C. Office for Greenville County, said lot having a width of 75 feet and a depth of 200 feet.

This is a portion of the same property conveyed to Winston D. Smith by deed of David James, recorded in Deed Book 411, page 124, R.M.C. Office for Greenville County, and conveyed to me by Deed from Winston D. Smith, recorded in Deed Book 417 page 185, R.M.C. Office for Greenville County.

Paid Oct. 11, 1957

Citizens B. & L. Association
Mary S. C. W. C. Middlebrooks
Secty - Treas.

Witness:
Edna G. White

STATE OF SOUTH CAROLINA
RECORDED
OCT 17 1957
R.M.C. GREENVILLE CO.
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