

MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

James W. Allen and Gladys A. Allen - - - - - SEND GREETING:

WHEREAS, we the said Jaes W. Allen and Gladys A. Allen in and by our certain promissory note in writing of even date with these Presents, are well and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of Fifteen Hundred and no/100 - - - - - (\$ 1,500.00) 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

Twenty-four and no/100 - - - - - (\$24.00) 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 we the said James W. Allen and Gladys A. Allen, 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 us 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, Grove Township, containing one and one-half (1 1/2) acres more or less:

Adjoining lands now or formerly owned by Ralph Turner, now or formerly owned by Grady Turner, now or formerly owned by Mrs. Maggie S. Hooper and possible others, extending to Saluda River, being known as a part of the C. B. Garrison lands. This being the land conveyed to W. S. Coward by Maggie S. Hooper the 3rd day of January 1941, recorded in Vol. 229, page 225 in County Auditor's Office for Greenville County in Book 1 page 83, conveyed by Deed by W. S. Coward to J. L. Wallace January 24, 1941, recorded in R. M. C. Office for Greenville County in Vol. 228, page 350 and in County Auditor's Office in Book L, page 84. This being the same piece or lot of land conveyed to Roy J. Allison by Deed by J. L. Wallace, and conveyed by Deed by Roy J. Allison to J. B. McClain, said deed recorded in R. M. C. Office for Greenville County in Book 393, page 415, County Auditor's Office in Book N, page 12. Reference thereto will furnish full details.

This is the same lot of land conveyed to us by J. B. McClain by Deed dated May 5, 1952, to be recorded in R. M. C. Office for Greenville County.

May 25, 1960

W.A. Medlock
Edna J. White

Ellie Farnsworth
P
28391