

GREENVILLE CO. S. C.

State of South Carolina

AUG 16 3 12 PM 1965

COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R. M. C.

To All Whom These Presents May Concern:

I, James W. Kluge

SEND GREETING:

WHEREAS, I the said James W. Kluge

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 five hundred and no/100 - - - (\$10,500.00) 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

One hundred fourteen and 22/100 - - - (\$ 114.22) 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 James W. Kluge, 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, Chick Springs Township, about one mile east of Brushy Creek Baptist Church; lying on the north side of the Brushy Creek Road (upper route), being a part of the same land conveyed to Lucile A. Kluge by deed from H. K. Kluge May 4th 1953, recorded in the R. M. C. Office for Greenville County in Deed Book 477 at page 374, and being shown as Lot No. 2 on Plat of Property of Lucile Anne Kluge made by H. S. Brockman, Surveyor, April 25th 1962, and having the following courses and distances, to wit:-

Beginning on a stake in the center of a proposed road at a distance of 210 feet the center of the said Brushy Creek Road and on the line of Moore, and runs thence with the center of the said proposed new road and the Moore line, N. 24-00 W. 100 feet to an iron pin and joint corner of Lots Nos. 2 and 3; thence with the common line of the said two lots, S. 66-00 W. 20 feet to an iron pin, then continuing with the same course for a total distance of 218.6 feet to an iron pin on the Morris Smith Subdivision; thence with the common line of Morris Smith and of Lucile Anne Kluge property, S. 18-45 E. 100.4 feet to an iron pin on the said line and joint corner of Lots Nos. 1 and 2; thence with the common line of Lots Nos. 1 and 2, N. 66-00 E. 228.1 feet to the beginning corner, containing Fifty One One-hundredths of one acres, (0,51) more or less.

This is the same property conveyed to me by Lucile Anns Kluge by deed dated April 28th, 1962, recorded in the R. M. C. Office for Greenville County Deed Book 697 page 366.