

MORTGAGE OF REAL ESTATE

GREENVILLE CO. S. C.

State of South Carolina

COUNTY OF Greenville

DEC 9 1 40 PM '70

OLLIE FARNSWORTH
R. M. C.

To All Whom These Presents May Concern:

SEND GREETING:

WHEREAS, We the said William R. Tinsley and Jean E. Tinsley 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 Thirteen Thousand Four Hundred and No/100. (\$ 13,400.00) Dollars, with interest from the date hereof at the rate of eight per cent (8 %) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of

One Hundred Twenty-Eight and 07/100 - - - - - (\$ 128.07) 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 William R. Tinsley and Jean E. Tinsley, 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 us the said mortgagors, 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 O'Neal Township, located about two miles North from Greer, S. C. on the North side of a new road and on the East side of a drive way that leads or did lead to home of Velma W. Brown and having the following metes and bounds, to wit:

Beginning at an iron pin on the North side of road at the Southwest corner of the Harvey D. Henson lot as shown by plat recorded in plat book 41C page 159, Greenville County R. M. C. Office and runs thence along the North side of said road, S. 75-00 W., 140 feet to an iron pin at drive way that leads to Brown house; thence along the east side of said drive way, N. 15-00W., 156 feet; thence along fence N. 75-00 E., 140 feet to rear corner of the Harvey D. Henson lot; thence S. 15-00 E., 156 feet along Henson lot to the beginning corner.

This is the greater part of the property conveyed to Lee L. Cooper by deeds recorded in deed book 430 page 201 and deed book 780 page 72, Greenville County R. M. C. Office.

This is same property conveyed to us by Lee L. Copper by deed dated December __, 1970 to be recorded in R. M. C. Office for Greenville County.