

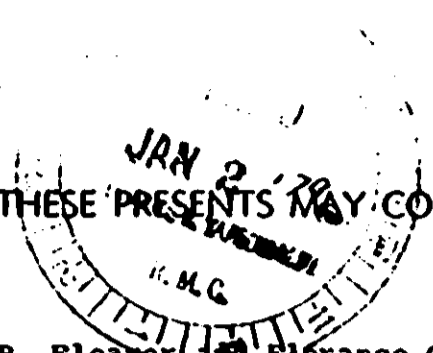
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REAL ESTATE MONTHLY INSTALLMENT MORTGAGE

1965 JAN 24

State of South Carolina,

County of Greenville



TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

Whereas, I, we the said James B. Eleazer and Florence C. Eleazer

hereinafter called Mortgagor, in and by my, our certain note or obligation bearing even date herewith, stand indebted, firmly held and bound unto the Citizens and Southern National Bank of South Carolina,

Greenville, S. C., hereinafter called Mortgagee, the sum of \$2605.08

plus interest as stated in the note or obligation, being due and payable in 60 equal

monthly installments commencing on the 15th day of January, 1965 and on the

same date of each successive month thereafter.

Said note provides that past due principal and/or interest shall bear interest at the rate of seven (7%) per cent per annum as reference being had to said note will more fully appear; default in any payment of either principal or interest to render the whole debt due at the option of the Mortgagee or holder hereof. Forbearance to exercise this right with respect to any failure or breach of the maker shall not constitute a waiver of the right as to any subsequent failure or breach. Both principal and interest are payable in lawful money of the United States of America

at the office of the Mortgagee at Greenville, South Carolina, or at such other place as the holder hereof may from time to time designate in writing

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 Mortgagee 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 Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents DO GRANT, bargain, sell and release unto the said Mortgagee the following described real estate, to-wit:

All that certain piece, parcel or lot of land situate, lying and being in the State and County aforesaid, Oneal Township, lying on the northern side of the Taylor Road (formerly known as the Dantzer Ballenger Road), being a part of the same tract of land conveyed to me in the division of the Estate of Dantzer Ballenger deceased and known as Tract No. 2 and having the following courses and distances to wit:

BEGINNING at an iron pin on the northern bank of said road and on the common line of my tract and the tract of Mamie Ballenger and runs thence with the said line N. 31-20 W. 200 feet to an iron pin on the said line; thence a new line N. 75-05 E. 150 feet to an iron pin; thence S. 14-55 E. 192 feet to an iron pin on the northern bank of said road; thence with the northern bank of the road S. 75-05 W. 95 feet to the beginning corner, containing Fifty three one hundredths of one acre, more or less.

This is the same property conveyed to James Ben Eleazer from T. O. Ballenger on January 9, 1965 and recorded in the RMC Office for Greenville County in Book 765 at page 559 on January 20, 1965.

Mortgagees Address: C & S National Bank, P.O.Box 1449, Greenville, S.C.



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