

MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF GREENVILLE

FILED
JAN 26 12 02 PM '81

CITIZENS B. & L. ASSOCIATION
P. O. BOX 333, 117 W. 11TH ST.
GREER, S. C. 29651

DONNIE S. TANKERSLEY
R.M.C.

To All Whom These Presents May Concern:

We, Boyce V. King, Jr. and Martha C. King

SEND GREETING:

WHEREAS, we the said Boyce V. King, Jr. and Martha C. King

in and by our 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 Twenty Thousand and No/100 ----- (\$ 20,000.00) Dollars, with interest from the date hereof at the rate of fourteen $\frac{1}{2}$ per cent (14.5%) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of Three Hundred Sixteen and 58/100 ---

----- (\$ 316.58) 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 Boyce V. King, Jr. and Martha C. King, 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 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, situated on the north side of Westfield Avenue (Formerly Maude Street) in the City of Greer, Chick Springs Township, and being Lot No. 7 according to a survey and plat by W. N. Willis, dated November 21, 1912, and having the following courses and distances, to-wit:

BEGINNING at the intersection of Westfield Avenue and Lindall Street, and running thence with Lindall Street N. 12-58 W. 133.4 feet to an alley; thence with said alley S. 76-13 W. 75 feet to an iron pin; thence S. 12-58 E. 130.5 feet to a stake on Westfield Avenue; thence with said Avenue 75 feet to the beginning corner.

Together with the right of easement over and on said alley of twelve feet width at the rear of this lot, which alley is to remain open for use of adjoining land owners.

This is the same as conveyed to us by Pearle J. Greer by deed dated September 21, 1965, recorded in deed book 782, page 457, Greenville County R. M. C. Office, on the 21st of September, 1965.

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