

JAN 7 2 22 PM '71

BOOK 1177 PAGE 402

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH
R. M. C.

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

Deloy E. Dill

SEND GREETING:

WHEREAS, I the said Deloy E. Dill

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 Eleven Thousand Five Hundred and no/100 - - - (\$ 11,500.00) 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 Nine and 91/100 - - - - - (\$ 11,500.00) 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 I the said Deloy E. Dill, 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, on the West side of Pine Street Ext., and being shown on plat of J. O. Burnett Estate, made by John A. Simmons, Surveyor, dated Dec. 3, 1970 which plat is to be recorded and has the following metes and bounds to wit;

BEGINNING at an iron pin on the west side of said street, joint corner of property of Hazel Gowan, and running thence N. 89-37 W., 216.8 feet to a point in the center of branch (Old iron pin back at 10 feet); thence along the meanders of the said branch, center of which is line, N. 25-48 W. 111.8 feet to a point, new iron pin back at 10 feet; thence S. 89-30 E., 273 feet to a new iron pin on the west side of Pine Street ext., thence along and with Pine Street Ext., S. 4-25W., 100 feet to the beginning corner.

This is the same conveyed to John D. McClimon by W. Paul Brannon as Executor of the Last Will and Testament of John O. Burnett, dated Dec. 8, 1970, to be recorded herewith.

This is same property conveyed to me by John D. McClimon by deed to be recorded in R. M. C. Office for Greenville County Deed dated December, 1970.