

MORTGAGE OF REAL ESTATE

GREENVILLE CO. S. C.

State of South Carolina

COUNTY OF GREENVILLE

MAR 7 12 06 PM '73
DONNIE S. TANKERSLEY
R.H.B.

To All Whom These Presents May Concern:

I, Dennis L. Kemp

SEND GREETING:

WHEREAS, I, the said Dennis L. Kemp

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 One Thousand and No/100 (\$ 1,000.00) 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 Forty Five and 23/100

(\$ 45.23) 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 Dennis L. Kemp, 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, about eight miles north of Greer, being shown and designated at Tract No. 4 on plat made by S. D. Atkins for Junie Wall Estate, January 19, 1973, and according to said plat has the following courses, and distances.

BEGINNING at a point in the center of County Road, point corner of tracts Nos. 4 and 5 and running thence N. 20 W. 913 feet to an iron pin, thence N. 60-20 E. 200 feet to an iron pin, thence S. 20 E. 984 feet to a point, thence S. 81-25 W. 200 feet to the point of beginning and contain according to said plat 4.1 acres, more or, less.

This is the same tract of land as conveyed to Cora Henson by deed of the sole heirs of Junie Walls, now deceased to be recorded herewith.

This is the same conveyed to me by Cora Henson by deed dated February 12, 1973 to be recorded in the R. M. C. Office for Greenville County.