



1258 692

State of South Carolina,
County of ~~Anderson~~
GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, Herman Grady Kirven, Jr. and Diane A. Kirven, -----

----- of the County and State aforesaid, hereinafter, whether one or more, called the Mortgagor, SEND GREETINGS:

WHEREAS, the Mortgagor in and by a certain promissory note, in writing of even date with these presents is well and truly indebted to THE PERPETUAL BUILDING AND LOAN ASSOCIATION OF ANDERSON, of the County and State aforesaid, a body corporate under the laws of the State of South Carolina, in the full and just sum of **Twenty-eight Thousand Five Hundred (\$28,500.00)** ----- Dollars, with interest at the rate of ----- **7 1/2%** ----- per centum per annum, to be repaid in installments of **Two Hundred Eleven and no/100** ----- (\$ 211.00 ----) Dollars upon the first day of each and every calendar month hereafter until the full principal sum, with interest has been paid, said monthly payments to be applied first to the payment of interest, computed and paid monthly on the unpaid balance, and then to the payment of principal; said note further providing that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty (30) days, or upon the breach of any of the stipulations of this mortgage, the whole amount due under said note, shall, at the option of the holder thereof, become immediately due and payable; 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 to be collectible as a part thereof, if the same, while past due, be placed in the hands of an attorney for collection, as in and by said note, reference being thereunto had, will more fully appear.

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 THE PERPETUAL BUILDING AND LOAN ASSOCIATION OF ANDERSON, according to the terms of 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 THE PERPETUAL BUILDING AND LOAN ASSOCIATION OF ANDERSON, at and before the signing of these presents (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said THE PERPETUAL BUILDING AND LOAN ASSOCIATION OF ANDERSON, the following described property, to-wit:

All that piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, Town of Mauldin, being known and designated as Lot No. Sixty-one (61) of a subdivision known as Forrester Woods, Section 3, as shown on plat thereof being recorded in the R.M.C. Office for Greenville County in Plat Book 4-R, at Page 51, and having, according to said plat, the following metes and bounds, to-wit: BEGINNING at an iron pin on the southern side of Cold Springs Road, joint front corner of Lots Nos. 61 and 62, and running thence with the joint line of said lots, S. 16-56 W. 165 feet to an iron pin; thence N. 76-01 W. 100 feet, more or less, to an iron pin on the eastern side of an unnamed street; thence with said street, N. 16-52 E. 60 feet to an iron pin; thence continuing with said unnamed street, N. 9-34 E. 116.9 feet to an iron pin as said unnamed street begins its intersection with Cold Springs Road; thence with the intersection of said unnamed street and Cold Springs Road, N. 64-30 E. 28.7 feet to an iron pin on the southern side of Cold Springs Road; thence with said road, S. 60-30 E. 100 feet to the beginning corner. This is the same lot of land conveyed unto Herman Grady Kirven, Jr. and Diane A. Kirven by deed of P. & W. Constructors, Inc., dated Aug 20, 1973, duly of record in the R.M.C. Office for Greenville County, South Carolina.

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