MORTGAGE OF REAL ESTATE

FILED
GREENVILLE CO. S.C.
12 10 37 PM
BONNIE S. TANKERSLEY
R.M.C.

BOOK 1348 PAGE 685

State of South Carolina
COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

We, James M. Kennemore and Martha J. Kennemore SEND GREETING:

WHEREAS, we the said James M. Kennemore and Martha J. Kennemore in and by our certain promissory note in writing of even date with these Presents, are well and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of Fifteen Thousand and No/100 ---------- ($ 15,000.00) Dollars, with interest from the date hereof at the rate of eight 3/4 per cent (8 3/4 %) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of One Hundred Forty Nine and 92/100 ----------($ 149.92) 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.

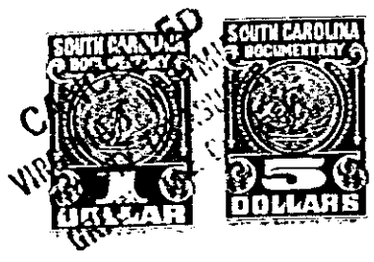
KNOW ALL MEN BY THESE PRESENTS, That we the said James M. Kennemore and Martha J. Kennemore, in consideration of the said debt and sums of money aforesaid, and for the better securing the payment thereof to the said CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., according to the terms of the said note, and also in consideration of the further sum of Three ($3.00) Dollars to us the said mortgagors 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, in the City of Greer, situate, lying and being on the Northwestern side of the intersection of Church Street and North Avenue and having the following courses and distances, to wit:

BEGINNING at a stake at the said intersection of Church Street and North Avenue and running thence along the Northern side of Church Street, N. 70 W., 120 feet to property now or formerly of Anna Cunningham; thence along the common boundry of property now or formerly of Anna Cunningham, N. 27-35 E., 92.9 feet to an iron pin; thence along property now or formerly of Mrs. L. B. Johnson, S. 73-00 E., 120 feet to a stake on the Western side of North Avenue; thence along the western side of North Avenue, S. 27½ W., 100 feet to the beginning corner.

This is the same conveyed to Anna Cunningham by Robbie Hudgens Smith by deed recorded in Deed Book 569, page 190, Greenville County R. M. C. Office. G22-13-7

This is the same property conveyed to us by Anna Cunningham by deed dated August 25, 1975, to be recorded in the R. M. C. Office for Greenville County.



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