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MORTGAGE OF REAL ESTATE

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The State of South Carolina,
COUNTY OF ~~XXXXXXXX~~ GREENVILLE

To All Whom These Presents May Concern: WE, ROGER SPANGLER AND MARY SPANGLER

SEND GREETING:

Whereas, WE, the said Roger Spangler and Mary Spangler
hereinafter called the mortgagor(s)

in and by OUR certain promissory note in writing, of even date with these presents,

well and truly indebted to Carolina Investors, Inc., Pickens, S. C. 29671

hereinafter called the mortgagee(s), in the full and just sum of Three Thousand and No/100

DOLLARS (\$ 3,000.00), to be paid

in 36 equal payments of \$109.00 each, beginning with \$109.00 on August 10, 1977 and
continuing with \$109.00 on the 10th day of each and every month thereafter until paid
in full, with each monthly payment to first apply on interest and any balance to apply
on principal.



with interest thereon from date

at the rate of 8% (15.68% APR)
monthly, as above set forth

percentum per annum, to be computed and paid

until paid in full, all interest not paid when due to bear
interest at the same rate as principal; and if any portion of principal or interest be at any time past due and un-
paid, then the whole amount evidenced by the said note to become immediately due, at the option of the holder
hereof, who may sue thereon and foreclose this mortgage; and in case said note after its maturity, should be placed
in the hands of an attorney for suit or collection, or if, before its maturity it should be deemed by the holder thereof
necessary for the protection of his interests to place and the holder should place the said note or this mortgage in the
hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor(s) promise to pay all
costs and expenses including 10 per cent of the indebtedness as attorney's fees, this to be added to the mortgage indebt-
edness, and to be secured under this mortgage as a part of said debt.

NOW, KNOW ALL MEN, That WE, the said mortgagor(s), in consideration of the said debt and sum of
money aforesaid, and for the better securing the payment thereof to the said mortgagee(s) according to the term of
the said note, and also in consideration of the further sum of Three Dollars, to US, the said mortgagor(s), in
hand well and truly paid by the said mortgagee(s) at and before the signing of these Presents, the receipt whereof
is hereby acknowledged, have granted, bargained, sold and released and by these Presents do grant, bargain, sell and
release unto the said Carolina Investors, Inc., its successors and assigns forever:

"All that certain piece, parcel or lot of land situate, lying and being in the County and
State aforesaid; on the east side of the South Saluda River in the vicinity of Phillips Lake
and being shown as lot between Lots 9 and 10 on plat made by Robert R. Bruce, August, 1957,
and having, according to said plat, the following metes and bounds, to-wit:

"BEGINNING at a point in center of a county road, joint corner of Lot No. 10 and running
with the common line of this property and that of Lot No. 10 N75-05W 94.6 feet to a point
on the eastern side of South Saluda River; thence following said river S1-26W 136.3 feet
to the rear corner of Lot No. 9; thence following the line of Lot No. 9 S86-16E 41.2 feet
to a point in the center of said county road; thence following said road N17-32E 120 feet
to the BEGINNING corner, and being subject to such rights-of-way or easements as may have
been given."

This is the identical property this date conveyed to Mortgagors herein by deed of Arnold
Z. Graham and Susan S. Graham, to be recorded simultaneously herewith.

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