

MORTGAGE OF REAL ESTATE
AUG 3 4 40 PM 1948

State of South Carolina

COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R. M. C.

To All Whom These Presents May Concern: I, ** William H. Groce, Jr.

SEND GREETING:

WHEREAS, I the said William H. Groce, Jr., as
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
Five thousand and no/100 - (\$ 5,000.00) Dollars,
with interest from the date hereof at the rate of seven per cent (7 %) per annum, unpaid interest to
bear interest at the same rate, to be repaid in installments of Eighty and no/100 (\$80.00)

- - - (\$ 80.00) 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 William H. Groce,
Jr., in consideration of the said debt and sums of money
aforesaid, and for the better securing the payment thereof to the said CITIZENS BUILDING & 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 con-
structed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Chick-
Springs Township, about one mile west from the City Limits of Greer,
and situated on the south side of the dual-lane Super Highway #29 a
short distance east of the intersection of the Sandy Flat Road with
said Highway, and designated as lots 1 and 2 on plat of the Anne R.
Groce property, plat reciting it to be of the W. H. Groce property,
prepared by H. S. Brockman, Dec. 3, 1947, and being a part of the
property conveyed to Anne R. Groce by James E. Fleming, and described
as follows:-

Beginning on an iron pin on the southern edge of the right-of-way of said
dual-lane Super Highway, and on the western intersection of a 15-foot
alley drive-way, and runs thence with the southern edge of said Highway,
S 67-45 W one hundred twenty-seven and nine-tenths (127.9) feet to iron
pin; thence with the original line of lot #22, - S 72-10 E one hundred
fortythree and three-tenths (143.3) feet to iron pin; thence with the

Witness:
A. B. Mc...
Greer, S. C.
Citizens B. & L. Association
Greer, S. C.
B. A. Bennett, (Pres.)
Paid Nov. 17 1953.