

MORTGAGE OF REAL ESTATE

JUL 29 12 53 PM 1949

State of South Carolina

COUNTY OF GreenvilleOLLIE FARNSWORTH
R. M. C.

To All Whom These Presents May Concern:

I, **J. E. Fleming**

SEND GREETING:

WHEREAS, I the said **J. E. Fleming**
in and by **me** 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
Two Thousand----- (\$ **2,000.00**) 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

Thirty-two & 00/100----- (\$ **32.00**) 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
J. E. Fleming, 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, in the**

**City of Greer, on the North side Arlington Avenue, School District 9-H, Chicks
Springs Township, said County and State, designated as Lot No. 6 on plat of
the property of Planters Savings Bank, dated September 28th, 1936, prepared
by H. S. Brockman, Surveyor, and having the following courses and distances
to wit:**

Beginning at an iron pin on corner of Lot No. 7 on said Arlington Avenue,
and runs thence N. 8-02 E. one hundred and sixty-seven and eight-tenths (167.8)
feet to an iron pin on the Green line; thence N. 81-44 W. Fifty-three (53) feet
to corner of Lot. No. 5; thence with line of Lot. No. 5, S. 8-02 W. one hundred
and sixty-eight and six tenths (168.6) feet to a point on said Arlington
Avenue; thence therewith S. 82-34 E. fifty-three (53) feet to the beginning
corner. This being the same piece, parcel, and lot of land conveyed to Kathleen
H. Greer by deed from James E. Bennett, recorded R.M.C. Greenville County; and
also same piece of property, with improvements thereon, conveyed to J. E.
Fleming by deed from Kathleen H. Greer, said deed to be recorded.