

MORTGAGE OF REAL ESTATE

State of South Carolina

Vol 443 PAGE 509

COUNTY OF Greenville

To All Whom These Presents May Concern:

I, Bennie F. Brown

SEND GREETING:

WHEREAS, I the said Bennie F. Brown

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

Fifteen Hundred----- (\$ 1500.00) 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

Twenty-four & 00/100----- (\$ 24.00) 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

Bennie F. Brown

, 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 constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in

Chicks Springs Township, Greenville County, State of South Carolina, lying on the west side of Forest Street, near the City of Greer, and west therefrom, being all of Lot. # 2, on plat of property made for the Wash Miller Estate by H. S. Brockman, Surveyor, dated November 20, 1948, recorded in the R.M.C. office for Greenville County in Plat Book V., at page 13 and having the following courses and distances:

BEGINNING on an iron pin on the western edge of Forest Street, joint corner of Lots, #'s 2 and 3 on said plat, and runs thence with the common line of these lots N. 77.17 W. 131.8 feet to a stake on Lula Griffin's line; thence with her line N. 12.22 E. 50 feet to a stake, corner of lot. # 1; thence with the line of Lot. # 1 S. 76.59 E. 125.5 feet to a stake on the western edge of Forest Street; thence therewith S. 5.08 W. 50 feet to the beginning corner, and being a part of that property conveyed to me by I. Inman, Master of Deed, dated December 17, 1948, Recorded in office for R. M. C. Greenville County, in Vol. Book 368, at page 99.