

State of South Carolina

COUNTY OF Greenville

## To All Whom These Presents May Concern:

We, Vernive J. (T.) Dean and Thos. D. Dean SEND GREETING:

WHEREAS, we the said Vernive J. (T.) Dean and Thomas D. Dean

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

Two Hundred----- (\$ 200.00 ) 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

Three &amp; 20/100----- (\$ 3.20 ) 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 Vernive J. (T.) Dean and Thomas D. Dean, 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 us 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, Chicks Springs Township, lying about one-half mile from the incorporate limits of the Town of Greer, and on the east side of Forest Street, being all of lot # 6 on a plat of property made for the Dobson Lumber Company, by H. S. Brockman, Surveyor, dated October 28, 1944, recorded in office of R. I. C. for Greenville County in Plat Book K, page 299, and having the following courses and distances:

BEGINNING on a stake on the east side of Forest Street, on corner of Lot # 5 on said plat, and runs thence with the line of Lot # 5 S. 80.00 E. 163.8 feet to a stake; thence N. 8.32 E. 50 feet to a stake, corner of Lot # 7; thence with the line of Lot # 7 N. 80.00 W. 167.05 feet to a stake on the east side of Forest Street; thence with the east side of said Street S. 4.48 W. 50 feet to the beginning corner; being all that piece, parcel and lot of land conveyed to us by Rufus Jenkins and Hattie Jenkins by Deed dated August 9th, 1946 and recorded in office of R. I. C. for Greenville County in Vol. 298, page 365; and also the same piece and lot of land conveyed to Rufus Jenkins and Hattie Jenkins by W. W. Bridwell, dated April 25, 1945.