

MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

I, J. Roy Chapman,

SEND GREETING:

WHEREAS, I the said J. Roy Chapman

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 Forty-five hundred and no/100 - - - - - (\$ 4,500.00) 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

Seventy-two and no/100 - - - - - (\$ 72.00) 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. Roy Chapman, 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, Oaklawn Township, lying and situate in Eastview School District, all of said tract hereby conveyed lying on the south side of Highway No. 8 from Pelzer, South Carolina to Wares, South Carolina, except a small portion which lies to the north of said Highway, containing three and thirty-seven/one hundredth (3.37) acres, more or less, and having the following metes and bounds, to wit:

BEGINNING at an iron pin in the center of Holland Ford Road, joint corner of H. P. Beam and J. W. King, Jr., and running thence along joint line of J. W. King, Jr., N. 51-15 W. 418 feet to an iron pin; thence S. 12.10 W. 525 feet to an iron pin; thence S. 60.07 E. 219 feet to a point in center of Holland Ford Road; thence along Holland Ford Road. N. 34.30 E. 440 feet to the beginning point.

The above described property is a piece, parcel or portion of the land deeded to H. P. Beam by A. B. Beam, which deed is recorded in the R.M.C. Office for Greenville County, State aforesaid, in Vol. 24, page 341, and being DEEDED to me by H. P. Beam by Deed recorded in R.M.C. Office for Greenville County, Vol. 398, page 453.

*Paid Dec. 3, 1957
Citizens B+L Association
Greer S.C.
W.A. Medlock
2 cc + years*

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Allie Zarnow
GREENVILLE, S.C.
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