

MORTGAGE OF REAL ESTATE

State of South Carolina }
COUNTY OF Greenville }

To All Whom These Presents May Concern:

I, **G. C. Dempsey** ~~XXXXXXXXXXXXXXXXXXXX~~ SEND GREETING:

WHEREAS, I the said **G. C. Dempsey** ~~XXXXXXXXXX~~

in and by ~~my~~ certain promissory note in writing of even date with these Presents, ~~and~~ well
and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of
Four hundred and no/100 - - - - - (\$ **400.00**) 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

Six and 40/100 - - - - - (\$ **6.40**) 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
G. C. Dempsey, 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, at or near the southern limits of the City of Greer, on the
North side of James Street, and having the following courses and distances,
to wit:-

BEGINNING at the R. M. Hollingsworth corner on James Street and runs
thence almost North 152½ feet, more or less, to iron pin; thence East 55.55 feet
to iron pin; thence almost South 153 feet, more or less, to iron pin on James
Street; thence with James Street 55.55 feet to the beginning corner, and being
a part of Lot #10 of the Nesh Cannon sub-division. This is the same property
conveyed to me by H. H. Hayes and Grace S. Hayes by DEED recorded in R.M.C.
Office for Greenville County in Vol 266, page 1.