

MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF Greenville

To All Whom These Presents May Concern:

I, J. E. Fleming

SEND GREETING:

WHEREAS, I the said J. E. Fleming

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 Twenty five hundred and no/100 (\$ 2,500.00) 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

Forty and no/100 (\$ 40.00) 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 constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Chick Springs Township, about one mile West of Greer, lying on the northern side of the New Super U. S. Highway No. 29, being bounded on the North by lands of W. W. Burgess Estate, on the East and South by the Right of Way of the said Super Highway and on the West by the Smith Road, and being all that portion of lots 16 and 17 lying on the northern side of the said Super Highway as shown on Plat of Property of W. H. Brockman, Estate prepared by Dalton and Neves, Engineers, June 1926, and having the following courses and distances, to wit:-

Beginning on an iron pin on the eastern side of the Smith Road and being the joint corner of the Burgess land and also being the corner of lot No. 17, and runs thence with the Burgess line N. 76.00 E. 225 feet to an iron pin on the Burgess line and corner of the Right of WAY of the said Super Highway; thence with the dividing line of lots 15 and 16 32.7 feet to an iron pin on the Right of Way and on the original dividing line of the said two lots; thence with the northern edge of the Right of Way S: 67-38 W 258.8 feet to an iron pin on the edge of the Right of Way and on the eastern edge of the Smith Road; thence with the eastern edge of the Smith Road, N. 7-30 W. 60 feet to the beginning corner, and containing 10,212 square feet.