

MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF Greenville

To All Whom These Presents May Concern:

We, Lloyd W. Pittman and Marverine M. Pittman

SEND GREETING:

WHEREAS, we the said Lloyd W. Pittman and Marverine M. Pittman

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

Eight thousand and no/100 ----- (\$ 8,000.00) 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

One hundred twenty eight and no/100 ----- (\$ 128.00) 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 we the said Lloyd W. Pittman and Marverine M. Pittman

, 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, in the City of Greer, Chick Springs Township, situated on the North side of The Dual-lane Highway No. 29, having the following courses and distances to wit:

Beginning on the right-of-way line of said Highway, corner of Carl Stack lot, and running thence along the Stack line, N. 22.18 W. 175 feet to iron pin; thence S. 67.45 W. 80 feet to iron pin; thence S. 22.18 E. 175 feet to iron pin on right-of-way line on Highway; thence along said highway line, N. 67.45 E. 80 feet to the beginning corner.

As a part of the consideration of this deed, it is understood and agreed between the parties hereto that the above described property shall never be used for any purpose except residences, schools or churches. It is further agreed that this covenant shall run with the land and is made for the express benefit of Mrs. Ella P. Groce, her Executors, Heirs and Assigns, and for the benefit of any other persons or firms who may now or who may hereafter acquire any part of the lands known as the Ella P. Groce home place.

This is the same lot of land conveyed to us by Ella P. Groce by deed dated May 12th 1950 and recorded in R.M.C. Office for Greenville County in Book 425, page 413.

Paid Mar 18 1952

Witness:

A. B. M. ...

Citizens B. & L. Association

Greer, S. C.

A. B. M. Stack, Secy. - Treas.

RECORDED AND INDEXED IN BOOK 494 PAGE 525
Lloyd W. Pittman
Marverine M. Pittman
25374