

MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

I, Paul Edney,

SEND GREETING:

WHEREAS, I the said Paul Edney

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 - - - - - (\$ 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 Paul Edney, 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, about one-half mile North of Greer, on the West side of Pine Street Extension, and being all of the same lot of land conveyed to me by Clara Jane Tucker by Deed dated December 30, 1944, and recorded in R.M.C. Office for Greenville County in Vol. 271, page 170, and having the following courses and distances, to wit:-

BEGINNING on a point in the center of the said Pine Street Extension, being the joint corner of the property ~~knix~~ conveyed by the above mentioned Deed and the property of L. C. Taylor, and runs thence with the line of L. C. Taylor S. 89-00 W. 357 feet to an iron pin on the East bank of a branch; thence down the branch N. 17-50 W. 62.4 feet to a stake; thence N. 89-00 E. 381.2 feet to a point in the center of said Pine Street Extension; thence with said Street S. 4-50 W. 60 feet to the beginning corner, and containing 22,140 square feet.