

MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

I, John Thomas Dawkins,

SEND GREETING:

WHEREAS, I the said John Thomas Dawkins

in and by my certain promissory note in writing of even date with these Presents, as well and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of Sixteen hundred - - - - - (\$ 1,600.00 ) 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

Twenty-five and 60/100 - - - - - (\$ 25.60 ) 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 John Thomas Dawkins, 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, situated about a half-mile South of the Town of Taylors in the section known as Negro Town, and on the East side of the road leading through that section, being the North Lot of a small tract of land owned by C. S. Hammett which was cut into two lots by J. Earle Freeman and designated on a plat as North Lot and South Lot, this being the North Lot, and having the following metes and bounds:-

BEGINNING at iron pin at northeast corner, thence N. 86 W 100 feet to iron pin at northwest corner; thence S. 1 1/4 W. 282 feet to iron pin at West end of a dividing line between South Lot and this lot; thence with dividing line S. 69 3/4 E. 100 feet to iron pin at East end of dividing line; thence N. 1 1/4 E. 284 feet to beginning corner, and contains sixty-six (.66) one-hundredths of an acre, more or less. This lot of land joins lands of C. S. Hammett on the East, lands of Bessie Bennet on the North, lands of Lucile Lawton on the West, and is the same lot of land conveyed to me by Deed, dated January 28, 1943, by C. S. Hammett, same being recorded in R.M.C. Office for Greenville County, Vol. 254, Page 163.

FOR SATISFACTION TO THIS MORTGAGE SEE SATISFACTION BOOK 9 PAGE 260

SATISFIED AND CANCELLED OF RECORD DAY OF August 31 Elizabeth Reddle R. M. C. FOR GREENVILLE COUNTY S. C. AT 12:23 O'CLOCK P. M. 1943 3072

For Release Set in Taylors see Deed Book 499 Page 109 deed to Hattie Griffith.