

MORTGAGE OF REAL ESTATE

State of South Carolina }
COUNTY OF GREENVILLE }

To All Whom These Presents May Concern:

I, Grace G. Holtzclaw SEND GREETING:

WHEREAS, I the said Grace G. Holtzclaw
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 - - - - - (\$ 2500.00) 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
Grace G. Holtzclaw, 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, O'Neal
Township, in Washington School District, lying on the west side of the McElhaney Road,
being bounded on the north by lands of Lee Green, on the east by the said road and
lands of Vernon Sloan, on the south by an 8 acre tract conveyed by I. E. Duncan to
J. A. Morgan and on the west by lands of Mrs. Sunky McAbee, and being all of the re-
mainder of the same tract of land that was conveyed to I. E. Duncan by deed from
Vernon B. and Mildred R. Sloan, October 30th 1948, recorded in the office of the R. M. C.
for Greenville County in Deed Book 363 at page 413, and having the following courses
and distances, to wit:-

Beginning on a stake in the said road and on the Lee Green line, and runs thence
with the said line, N. 56-35 W. 919 feet to a stone on the McAbee line; thence with
the McAbee line S. 30-15 W. 525 feet to an iron pin on the said line and joint corner
of the tract sold by I. E. Duncan to J. A. Morgan; thence with the J. A. Morgan line,
S. 61-13 E. 448 feet to an iron pin west of the branch; thence down or parallel with
the said branch, S. 28-00 E. 101 feet to an iron pin west from the branch; thence
continuing with the Morgan line, S. 61-13 E. Crossing the branch, 501 feet to a stake
in the said McElhaney Road; thence with the said road, N. 28-00 E. 350.5 feet to an
angle in road; thence N. 21-00 E. 200 feet to the beginning corner, containing Eleven
and Six Tenths (11.6) Acres, more or less.

Paid May 3 1952

*Witness:
H. B. McPartly*

*Citizens B. & L. Association
Greer, S. C.*

W. A. Medlock, Secy - Treas.

*May 3 1952
A. J. Jarns
10430*