

MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF Greenville

To All Whom These Presents May Concern: I, Bernice Hart,

SEND GREETING:

WHEREAS, I the said Bernice Hart
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
THREE THOUSAND and no/100 - - - - - (\$ 3,000.00) 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 FORTY-EIGHT and no/100 - - -

(\$48.00) 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 Bernice Hart
, 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, in the new City Limits of Greer, being designated as Lots Nos. 44 and 45 on plat of the Grace W. Schilleter property, and having the following courses and distances, to-wit:-

Beginning on a stake on the south side of a new 20 foot street, being the joint corner of Lots Nos. 43 and 46, and runs with the common line thereof S 5-45 W 145 feet to a stake, joint corner of Lots 43 and 44; thence with the common line of these lots in a westerly direction 150 feet to a stake on the east side of said street; thence with the said street N 5-45 E 85 feet to a stake at the intersection of streets; thence N 73-38 E 150 feet to the beginning corner.

The above being the same conveyed to James Hart and Bernice Hart by E. P. Rollins, deed recorded in Vol. 375, page 274, in R.M.C. Office for said County, the interest of James Hart conveyed to Bernice Hart by deed to be herewith recorded.