

MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

We, Woodrow B. Painter and Edith P. Painter - - - - - SEND GREETING:

WHEREAS, we the said Woodrow B. Painter and Edith P. Painter 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 Forty-five Hundred and no/100 - - - - - (\$4,500.00) 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

Seventy-two and no/100 - - - - - (\$72.00) 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 us the said Woodrow B. Painter and Edith P. Painter, 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, near the City of Greer (now in the new City Limits of Greer), on the Northern side of Maryland Avenue in a sub-division known as Development No. 2, Victor-Monaghan Co., Division of J. P. Stevens & Co., Inc., and being described according to a plat of the aforementioned sub-division prepared by Dalton & Neves Engineers, dated April 1947, and recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book "P" at page 119. The property herein conveyed has, according to said Plat, the following metes and bounds, courses and distances, to wit: and is lot No. 56 of the aforementioned sub-division:

BEGINNING at a point on the Northern side of Maryland Avenue at the joint front corner of lots Nos. 55 and 56 and running thence along the common line of said lots N. 35-21 E. 170 feet to a point on the Southern side of a ten foot alley; thence along the southern side of said alley N. 54-39 W. 100 feet to a point at the joint rear corner of lots Nos. 56 and 57; thence along the common line of said last mentioned lots S. 35-21 W. 170 feet to a point on the northern side of Maryland Avenue; thence along the northern side of Maryland Avenue S. 54-39 E. 100 feet to the beginning corner, and being all of the same lot of land with improvements thereon conveyed to Collett R. Fowler by J. P. Stevens & Co., Inc. by deed dated the 8th day of April 1949 which Deed is recorded in the Office of R. M. C. for Greenville County in Deed Book Vol. 391 at page 457.

This property is being conveyed subject to the same restrictive covenants incorporated in said deed to Collett R. Fowler from J. P. Stevens & Co., Inc.

This is the same lot of land conveyed to me by Collett R. Fowler by Deed dated April 3rd, 1952, to be recorded in R. M. C. Office for Greenville County.