

MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

I, Wayman Talley -----SEND GREETING:

WHEREAS, I the said Wayman Talley

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 Two Hundred Fifty and no/100 (\$ 25.00) 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

Four and 40/100 \$ 4.40) 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 Wayman Talley, 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, O'Neal Township, about four miles northwest from Greer, lying on the northern side of the road that leads from the Buncombe Road to and by Jubilee Church, and being a part of tract No. 21 as shown on Plat of Property of J. B. Brookshire Estate prepared by H. L. Donahoo September 23, 1946, and being a part of the same lot that was conveyed to Butler Greer by deed from Wayne Brookshire recorded in the office of the R. M. C. for Greenville County in Deed Book at page, and being further shown as lot No. 3 in a subdivision of the said lot No. 21, and having the following courses and distances, to wit:-

BEGINNING ON AN iron pin on the northern bank of the said road, joint corner of the Bill Ellison lot of the Brookshire land, and runs thence southwest 225 feet to the beginning corner of the lot being conveyed, and runs thence with the dividing line of lots 2 and 3 in the new subdivision N. 33-00 W. 211 feet to an iron pin; thence S. 64-29 W. 90 feet to an iron pin, joint corner of lots 3 and 4; thence with the dividing line of lots 3 and 4 S. 30-20 E. 208 feet to an iron pin on the northern bank of the said road; thence N. 64-23 E. 100 feet to the beginning corner, and containing one half (0.50) acre, more or less.

This is the same lot of land conveyed to me by Butler Greer by Deed dated April 27, 1948, recorded in R. M. C. Office for Greenville County in Vol. 387, page 61.