

MORTGAGE OF REAL ESTATE

State of South Carolina }
COUNTY OF GREENVILLE }

To All Whom These Presents May Concern:

We, Ronald F. Hice and Lavonia E. Hice -- -- -- -- SEND GREETING:

WHEREAS, we the said Ronald F. Hice and Lavonia E. Hice
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-six Hundred & no/100 - - - - - (\$4,600.00) 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

Seventy-three & 60/100 - - - - - (\$ 73.60) 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 we the said Ronald F. Hice and
Lavonia E. Hice, 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 con-
structed thereon, situate, lying and being in the State of South Carolina, County of Greenville, O'Neal
Township, being a portion of Tract No. 5, R. L. Andrea Estate as shown by a plat
for Fletcher and Ansel Bates and recorded in Plat Book X at page 148 R. M. C. Office
for Greenville County and having the following metes and bounds:

BEGINNING at a post
Oak on bank of public road, cornering with Thomas Quim and Mary Bearden lands and
running thence S 4-30 E 4.00 chains to stone, cornering with CurtisHowell land;
thence S 44-00 E 10.78 chains to iron pin on branch; thence S 42-45 E 8.05 chains
to iron pin; thence with new dividing line S 62-00 W 11.53 chains to iron pin on
M. H. Fowler Estate line; thence N 13-00 W 12.39 chains to iron pin near forked oak;
thence N 45-37 W 11.42 to iron pin on west bank of public road; thence N 62-15 E 8.42
chains to point of beginning, and containing 16.23 acres, more or less.

This is the same property conveyed to us by Ansel Bates by Deed dated January 12, 1953,
to be recorded in R. M. C. Office for Greenville County.