

MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

I. H. S. Loftis,

SEND GREETING:

WHEREAS, I the said H. S. Loftis

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 Four hundred and no/100 - - - - - (\$ 400.00) 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

Twenty-five and no/100 - - - - - (including interest) - - (\$ 25.00) 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

H. S. Loftis, 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, near the southern City Limits of the Town of Greer and on the north side of Tabernacle Street and being more particularly described as follows:

BEGINNING at an iron pin on the north side of said Tabernacle Street, West corner of lot of Mrs. S. E. Gentry on said street and this lot of land and runs thence in a northerly direction 150 feet to another iron pin at back Western corner of said Mrs. S. E. Gentry lot; thence in a westernly direction 50 feet to another iron pin at back eastern corner of lot of B. C. Crawford; thence in a southerly direction 150 feet with the back lines of lots of B. C. Crawford and Perry to another iron pin on the North side of said Tabernacle Street; thence with the said Tabernacle Street in an easternly direction 68 feet to an iron pin, the beginning corner, and being a part of and all of the rest, and remainder of same lot of land conveyed to Etta C. Coleman by Edgar T. Satterfield by deed dated March 10, 1945, and recorded in the R.M.C. Office for Greenville County, Vol. 275, page 291. Being the same lot of land conveyed to me by Etta C. Coleman by deed dated November 5, 1946, recorded in R.M.C. Office for Greenville County, Vol. 305, page 154.