

MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

We, Ernest Anderson & Loretta E. Anderson - - - - - SEND GREETING:

WHEREAS, we the said Ernest Anderson & Loretta E. Anderson 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 Six Thousand Three Hundred & no/100 - - - - - (\$ 6,300.00) 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

One Hundred & 80/100 - - - - - (\$100.80) 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 Ernest Anderson & Loretta E. Anderson, 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 mortgagors 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, Grove Township, lying north of Grove Station, and being known and designated as lots Nos. 13 and 14 on Plat of the W. M. Guest and I. N. Moody property recorded in the R.M. C. Office for Greenville County in plat Book S at page 187, and having the following metes and bounds to wit:-

BEGINNING AT A POINT on Moody Avenue joint corner of lots Nos. 12 and 13 and running thence S. 47 E. 200 feet along Moody Avenue to joint corners of lots Nos. 14 and 15; thence along line between lots Nos. 14 and 15 180 feet to point joint corners of lots 14, 15, 4 and 5; thence N. 16-00 W. 180 feet to point joint corners of lots Nos. 13, 6, 7, and 12; thence along line of lot No. 13 212 feet to beginning corner.

This is the same property conveyed to us by J. H. Bishop and Cora P. Bishop by deed dated May 3, 1952, recorded in R. M. C. Office for Greenville County in Vol. 455, page 425.

ALSO, lots Nos. 9, 10, 11, and 12, lying North of Grove Station, Greenville County, Grove Township, on Plat of the W. M. Guest and I. N. Moody property, said plat recorded in the Register of Mense Conveyance Office for Greenville County in Plat Book S, page 187. Reference thereto will furnish full details.

This being a piece, parcel or lots of land conveyed to W. M. Guest and Mary E. Elrod, Individually and as administratrix and Trustee under the will of I. N. Moody, Deceased, by deed by Leontine C. Tarrant on the 7th day of September 1948, recorded in Book 360, page 282.

This is the same property conveyed to us by W. M. Guest and Mary E. Elrod, Individually and as administratrix and Trustee under the will of I. N. Moody, Deceased, by deed dated February 13, 1952, and recorded in R. M. C. Office for Greenville County in Vol. 455, page 423.