

MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

We, Forrest F. Dixon & Faye P. Dixon - - - - - SEND GREETING:

WHEREAS, we the said Forrest F. Dixon & Faye P. Dixon 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 Two Hundred & no/100 - - - - - (\$ 200.00) 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

Three & 20/100 - - - - - (\$ 3.20) 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 Forrest F. Dixon & Faye P. Dixon, 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, Chick Springs Township, on the northern side of Virginia Avenue near the Town of Greer (now in the new City Limits of Greer), and being known and designated as Lot No. 28 on plat of Development No. 2, Victor-Monaghan Company, Division of J. P. Stevens & Company, Inc. Greer Plant, prepared by Dalton & Neves, Engineers, April 1947, and recorded in the Office of R. M. C. for Greenville County in Plat Book #P, page 119, and having according to said plat, the following metes and bounds, to wit:-

BEGINNING at a point on the northern side of Virginia Avenue at the joint front corner of lots No. 28 and 29, and runs thence along the common line of said lots, N. 35.21 E. 170 feet to the edge of a 10-foot alley reserved for utilities; thence along said alley, S. 54.39 E. 105 feet to a point on the edge of said alley, at the joint rear corner of lots No. 27 and 28; thence along the common line of said lots S. 35.21 W. 170 feet to a point on the Northern side of Virginia Avenue; thence along Virginia Avenue, N. 54.39 W. 105 feet to the beginning corner, and being all of the same lot of land conveyed to John T. Jones by W. E. Freeman by deed dated the 12th day of October 1949 which deed is recorded in the Office of R. M. C. for Greenville County in Vol. 402, page 239.

This is the same property conveyed to us by John T. Jones by deed dated December 11th, 1951, recorded in R. M. C. Office for Greenville County in Book 447, page 270.

Handwritten notes and signatures at the bottom of the page, including "Paid Feb. 27, 1958" and various illegible signatures and dates.