

MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

I, Fred O. Rayburn,

SEND GREETING:

WHEREAS, I the said Fred O. Rayburn

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 Ten thousand and no/100 - - - - - (\$ 10,000.00) 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 sixty and no/100 - - - - - (\$ 160.00) 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

Fred O. Rayburn, 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, in the City of Greer, lying on the Northern side of James Street, and being shown and designated as a part of Lot No. 7 on Plat of property of I. M. Wood, said Plat prepared by H. S. Brockman, Surveyor, December 31, 1928, and being a part of the same property that was conveyed to R. B. Jones by Deed from the Citizens Building & Loan Association, Greer, S. C., said Deed recorded in Deed Book 233 at page 156, and having the following courses and distances, to wit: BEGINNING on an iron pin on the northern side of James St., joint corner of Lots 6 and 7, and runs thence a new line N. 11-17 E. 191.7 feet to an iron pin on line of Lot No. 2; thence with the dividing line of Lots 1, 2 and 7 N. 82-25 W. 55 feet to an iron pin, joint corner of Lots 1, 7 and 8; thence with the dividing line of Lots 7 and 8 S. 11-17 W. 180.1 feet to an iron pin on the northern side of James St.; thence with the northern side of James St. S. 73-21 E. 55 feet to the beginning corner, being the same lot of land conveyed to me by Deed by R. B. Jones May 4, 1944, recorded in R.M.C. Office for Greenville County, Vol. 297, page 322.

ALSO all of that parcel or lot of land with improvements thereon situate in the City of Greer, in Chick Springs Township of Greenville County, South Carolina, lying on the North side of James Street, being portions of Lots Nos. 5 and 6 on a plat of property made for I. M. Wood by H. S. Brockman, Surveyor, dated December 31, 1928, and having the following courses and distances: BEGINNING on an iron pin on the northern side of James Street, the southeastern corner of Lot No. 5 and joint corner with the Campbell lot, and runs thence with the line of the Campbell lot N. 21.25 E. 217.6 feet to an iron pin, joint corner of Lots Nos. 4 and 5; thence N. 82.25 W. 88 feet to an iron pin on line of Lots Nos. 3 and 6; thence a new line S. 3.15 W. 136.4 feet to an iron pin; thence S. 19.00 W. 68.5 feet to an iron pin on the northern side of James Street; thence therewith S. 70.00 E. 44.3 feet to the beginning corner, and being all of that lot of land conveyed to B. C. and Thelma Fisher Phillips by Alvis E. Bridwell by Deed dated October 24, 1945, recorded in the R.M.C. Office for Greenville County in Deed Book 282, at page 226., and the same conveyed to me by Deed by B. C. & Thelma Fisher Phillips June 26, 1952, recorded in R.M.C. Office for Greenville County, Deed Book 458, page 193.

Handwritten notes and signatures at the bottom of the page, including dates like 'July 62' and '1984', and names like 'Alvis E. Bridwell'.