

MORTGAGE OF REAL ESTATE

State of South Carolina }
 COUNTY OF Greenville }

To All Whom These Presents May Concern: we,-- Velma S. Peace and Cleveland H. Peace,

SEND GREETING:

WHEREAS, we the said Velma S. Peace and Cleveland H. Peace, as 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-five Hundred & no/100 - (\$ 4500.00) 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-two & no/100 - (\$ 72.00) 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 we the said Velma S. Peace and Cleveland H. Peace, 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, Highland Township, containing fourteen (14) acres, more or less, as shown by a plat thereof by W. P. Morrow, Surveyor, March 20th, 1939, and having the following courses and distances, to-wit:-
 Beginning at iron pin in the center of the public road; thence along center of said road, S 69 W 3.51 chs to a point in the center of said road at a bend; thence S 62 W 6.15 chs to a point in the center of said road at a bend; thence S 82 W 8.65 chs to iron pin in center of road and at corner of the Forrester lands; thence along Forrester line, S 50-30 E 7.90 chs to a stone; thence S 34 W 1.80 to a stake; thence S 42 E 3.85 chs to a stake; thence N 86 E 3.20 to a stake; thence N 46-45 E 12.50 chs to a stake; thence N 21 W 6.52 to the beginning point: and bounded North by said Public Road or Highway; West by Forrester lands; South and East by lands of Sudduth, and being the same conveyed to us by deed of Haskell L. Sudduth, July 8-1949, and recorded in Vol.396, at page 465.