

MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

I, Bennie F. Brown - - - - - SEND GREETING:

WHEREAS, I the said Bennie F. Brown

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 Six Hundred & no/100 - - - - - (\$ 600.00) 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

Nine & 60/100 - - - - - (\$9.60) 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 Bennie F. Brown, 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 old City limits of Greer and South therefrom, situate on the East side of Pelham Road, being all of lot No. 3 on a plat of property made for W.B. Smith by H. S. Brockman, Surveyor, dated January 8, 1924, and having the following courses and distances;-

BEGINNING at a stake on the East side of Pelham Road, joint corner of lots Nos. 2 and 3 on said plat, and runs thence with said road S. 33.30 W. 50 feet to a stake, corner of lot No. 4; thence with the common line of lots Nos. 3 and 4 S. 69 E. 150 feet to a stake; thence N. 33.30 E. 50 feet to a stake, corner of lot No. 2; thence with the common line of lots Nos. 2 and 3 N. 68 W. 150 feet to a stake on Pelham Road, the beginning corner.

This is the same property conveyed to me by Daniel Minus Brown and Reuber Haskell Brown by deed dated May 31, 1948, recorded in R. M. C. Office for Greenville County in Vol. 348, page 289.

*Filed 12-15-54
Citizens B & L Association, Greer, S.C.
W.B. Brockman
Witness
A.B. One Society*

RECORDED AND CANCELLED BY RECORDS
21 DAY OF Feb 1954
W.B. Brockman
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 12:44 P.M. NO. 5083