

MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

We, Smith W. Neely and Leola G. Neely,

SEND GREETING:

WHEREAS, we the said Smith W. Neely and Leola G. Neely

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 Three Thousand & No/100 ----- (\$ 3,000.00) 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

(\$) 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 Smith W. Neely & Leola G. Neely, 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, Greer Township, lying on the North of the Piedmont Road and on the Western side of a public road leading northward therefrom, bounded on the South and East by said road, on the North by lands of Eskew, and on the West by lands of Walter Neely Estate, reserved to heirs of Walter Neely, having the following courses and distances according to a survey thereof made by J. A. Pickens, Surveyor, dated March 22, 1904, to-wit:

BEGINNING at an iron pin at corner of northwest intersection of said road, thence along the margin of the Piedmont Road N 69.15 W 68 feet to an iron pin; thence the new line N 15.00 E 252 feet to a stake on line of corner with Eskew; thence along the Eskew line S 73.45 E 30 feet to a stake on the public road; thence along the margin of this road S 6.15 W 262 feet to the beginning corner, and being a portion of that lot of land conveyed to the late Walter Neely, by L. L. Latham, on December 20, 1924, recorded in the R.L.C. Office for Greenville County, Book No. 67, at page 151., being the same lot of land conveyed to us by deed dated 1954, by legal heirs of Walter Neely Estate, Etta Neely, Bettie W. Williams, Neely, Debirid Neely Marshall, Etta Neely Langrum, W. B. Neely, and Smith W. Neely, to be recorded in R.L.C. Office for Greenville County.