

MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF GREENVILLE

FILED GREENVILLE CO. S.C. BOOK 795 PAGE 73

JUL 2 1958

To All Whom These Presents May Concern:

I, B. Buford Waters, Jr.

SEND GREETING:

WHEREAS, I the said B. Buford Waters, Jr.

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 Twenty Thousand and no/100 - - - - - (\$ 20,000.00) Dollars, with interest from the date hereof at the rate of 5 1/2 per cent (5 1/2 %) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of

One Hundred Ninety-two and no/100 - - - - - (\$ 192.00) 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 B. Buford Waters, Jr.

, in consideration of the said debt and sums of money aforesaid, and for the better securing the payment thereof to the said CITIZENS BUILDING AND 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, City of Greer, Chick Springs Township, lying on the west side of Miller Street, being a portion of lot shown on plat made for B. Buford Waters, Sr. by H. S. Brockman, Surveyor, dated December 21, 1944, having the following courses and distances:

BEGINNING on an iron pin at edge of sidewalk on Miller Street, corner with Oliver G. Wood's lot, and runs thence N. 73-00 W. 194.8 feet to an iron pin, corner with Mrs. Minnie Burgess Estate property and on line of P. Buford Waters, Sr.'s other property; thence N. 17-00 E. 78 feet to a point on line of Mrs. T. L. Smith, formerly P. M. Wheeler; thence a new line S. 73-00 E., and exactly parallel to the first line, 194.8 feet, more or less to a point on sidewalk; thence with the sidewalk or street line S. 17-00 W. 78 feet to the beginning corner, and being a portion of that property conveyed to B. Buford Waters, Sr. by Peoples National Bank of Greenville, as Trustee, by deed dated August, 1944, recorded in the R. M. C. Office for Greenville County in Deed Book 266, at page 130.

This is the same property conveyed to me by B. Buford Waters, Sr., by deed dated November 25th, 1958 and recorded in R. M. C. Office in Book 611 page 224.

FOR SATISFACTION TO THIS MORTGAGE SEE SATISFACTION BOOK 3 PAGE 646

RECORDED AND INDEXED BY REC'D 11/21/58 THE TOWN OF GREENVILLE S. C. 14540