

MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF GREENVILLE

SEP 14 12 34 PM 1932

CLERK

To All Whom These Presents May Concern:

I, Clarence Evans Nichols

SEND GREETING:

WHEREAS, I the said Clarence Evans Nichols

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

Two thousand Five hundred and no/100 - - (\$ 2,500.00) 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

Twenty-seven and 58/100 - - (\$ 27.58) 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 Clarence Evans Nichols

, 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, Chick Springs Township, located about 3 miles South from Greer, known as the old R. L. Johnson home-place on the branch waters of the Enoree River and lying near the Gibbs Shoals Road, bounded on the North by lands now or formerly of Whit Smith, on the East and South by lands formerly owned by T. R. Childress, on the Southwest by lands now or formerly of Walker Elmore, and on the Northwest by lands now or formerly of Mrs. Cora Hoitt, having the following courses and distances, according to a plat made by H. S. Brockman, surveyor dated September 28, 1936, to wit:

BEGINNING at an iron pin by a large pine where this land corners with Boiter on the Southeast and lands of Walker Elmore on the Southwest, and runs thence N. 15-30 W., 83 1/2 feet to a stone on or near branch; thence N. 36-37 E., 130 1/2 feet to a water oak 3X; thence S. 30 E., 285.5 feet to an iron pin; thence N. 74-45 E., 693 feet to an iron pin; thence S. 31-30 E., 81 feet to a stone; thence S. 38-40 W., 2223 feet to the beginning corner, containing 27.29 acres more or less.

This is the same property conveyed to Clarence Evans Nichols by J. E. McCall by deed recorded in Deed Book 303 page 183, Greenville County R. M. C. Office.