

MORTGAGE OF REAL ESTATE FILED GREENVILLE CO. S. C.

State of South Carolina } COUNTY OF GREENVILLE

JAN 3 2 43 PM 1963

OLLIE KAINSWORTH R. M. O.

To All Whom These Presents May Concern:

I, Carol D. Brown

SEND GREETING:

WHEREAS, I the said Carol D. 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 Two thousand eight hundred and no/ 100 - - (\$ 2,800.00) 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

Forty-four and 32/100 - - - (\$ 44.32) 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 Carol D. 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 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, O'Neal Township, on both sides of Beaver Dam Creek, containing 36.7 acres more or less and being shown on a plat of property made for W. J. Griffin Estate by J. Q. Bruce, surveyor, dated December 15, 1962 which plat is to be recorded herewith, and has the following metes and bounds, to wit:

BEGINNING in a county road that leads to Greer, S. C. at the corner of Henson Estate and runs thence S. 76-09 E., 1102 feet to an old stone, corner of H. G. Tooley; thence S. 22-35 E., 479 feet along the Tooley property to an old iron pin; thence S. 53-15 W., 1388 feet still with Tooley (crossing Beaver Dam Creek) to an old iron pin; thence N. 68-20 W., 103 feet to an old iron pin; thence N. 68 W., 66 feet to a branch (the branch the line); thence N. 88-31 W., 128 feet along the branch to an old iron pin, corner of other property of W. J. Griffin Estate; thence N. 23-06 W., 440 feet along Griffin Estate to an old iron pin; thence N. 34-43 W., 274 feet still with Griffin Estate to center of road (iron pin set off 19 feet on east bank of road); thence with the center of the road the following courses and distances, N. 50-17 E., 272 feet, N. 11-20 E., 173 feet, N. 2-09 E., 249 feet, N. 45-25 E., 129 feet N. 55-35 E., 100 feet, N. 21-53 E., 112.5 feet to the beginning corner. This is a part of the same land conveyed to W. J. Griffin by deed recorded in Deed Book 228, page 165, Greenville County R. M. C. Office.

This is the same property conveyed to me by L. O'Dell Brown and Marvin M. Howell by deed dated January 2, 1963, to be recorded.