

MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF GREENVILLE

APR 22 1947

To All Whom These Presents May Concern:

I, Ella Mae B. Massengale

SEND GREETING:

WHEREAS, I the said Ella Mae B. Massengale

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

Eight thousand and no/100 - - - - (\$ 8,000.00 ) cents,

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

Eighty and no/100 - - - - (\$ 80.00 ) 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 Ella Mae B. Massengale 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, in the City of Greer, on the west side of Roe Street, and being lot number number THIRTY SEVEN (37) of the property of Nancy W. Finley according to survey and plat by H. S. Brockman, surveyor, dated June 17, 1947, recorded in plat book "7" page 215, R. M. C. Office for Greenville County, and having the following courses and distances, to wit:

Beginning on the West side of Roe St., corner of Lots Nos. 37 and 38, and running thence along line of said lots, S. 58-30 W., 138.5 feet to an iron pin; thence S. 3-40 E., 48 feet to the rear line of Lot. No. 4; thence along the line of Lot No. 4, N. 80-05 E., 174 feet to the west side of Roe Street; thence with said street, N. 31-30 W., 105 feet to the beginning corner.

For reference see deed book 574 page 473, Greenville County R. M. C. Office.