

MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF GREENVILLE

FILED GREENVILLE CO. S. C.

BOOK 949 PAGE 355

FEB 18 1 07 PM 1964

OLLIE FANNING WORTH R. M. C.

To All Whom These Presents May Concern:

We, James C. Howard and Lora E. Howard

SEND GREETING.

WHEREAS, we the said James C. Howard and Lora E. Howard

in and by our certain promissory note in writing of even date with these Presents, as well

and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of

Seven thousand four hundred and no/100 - - - (\$ 7,400.00 ) 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

Eighty-five and 11/100 - - - (\$ 85.11 ) 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 James C. Howard and Lora E. Howard, 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 us 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, in the City of Greer, in Chick Springs Township, located on the East side of North Main Street, formerly Mosteller Street, and having the following courses and distances, to-wit:

BEGINNING on the joint corner of this lot and lot formerly owned by Gladys G. Stokes, and running thence N. 4.15 W. 75 feet to an iron pin; thence S. 87.30 E. 236 feet to an iron pin; thence S. 87.20 E. 50 feet to an iron pin; thence S. 3.00 E. 75 feet to an iron pin; thence N. 87.20 W. 50 feet to a water oak; thence N. 87.30 W. 233 feet to the beginning corner; and being all of the same lot of land conveyed to R. A. Taylor by John M. Caldwell by deed dated the 20th day of September 1947 and being recorded in the Office of R. M. C. for Greenville County in Vol. 321 at page 183.

This is the same property conveyed to us by deed dated October 10th, 1952 by R. A. Taylor and recorded in the R. M. C. Office for Greenville County in Book 464, page 424.

ALSO all those certain parcels or lots of land situated on the south side of Clark Avenue about one mile Southward from the City of Greer, Chick Springs Township, Greenville County, State of South Carolina, and being Lots Nos. 77 and 78 of BROOKHAVEN, property of Dobson Estates, according to survey and plat by H. S. Brockman, Registered Surveyor, dated Dec. 12, 1957, recorded in Plat Book MM, page 85, R. M. C. Office for Greenville County, and having the following courses and distances to wit:

BEGINNING at an iron pin on the south side of Clark Avenue, corner of Lots nos. 76 and 77, and running thence along the line of said lots, S. 11-02 W. 244 feet to an iron pin on a branch. Thence down said branch, S. 66-28 E. 102.6 feet to the corner of Lot No. 78; thence down said branch, N. 89-01 E. 166.7 feet to an iron pin; thence N. 35-30 E. 69.8 feet to the corner of Lot No. 79; thence along the line of Lot No. 79 N. 21-56 W. 216.6 feet to an iron pin on Clark Avenue; thence along said Avenue in a curving line, S. 84-19 W. 43.9 feet to a point; thence N. 79-25 W. 131.6 feet to the beginning corner. This is a portion of the property conveyed to Lawrence M. Dobson and Roy M. Dobson by deed recorded in Deed Book 620, page 243, R. M. C. Office for Greenville County and conveyed to James C. Howard and Lora E. Howard by Deed dated Sept. 4, 1959 and recorded in the R. M. C. Office for Greenville County.

SATISFIED AND CANCELLED OF RECORD

DAY OF 1964

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 10 O'CLOCK A. M. NO. 1964