

MORTGAGE OF REAL ESTATE

GREENVILLE CO. S. C.

State of South Carolina } APR 16 12 58 PM '70
 COUNTY OF GREENVILLE } OLLIE FARNSWORTH
 R. M. C.

To All Whom These Presents May Concern:

I, W. Paul Brannon

SEND GREETING:

WHEREAS, I the said W. Paul Brannon

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 five thousand and no/100 - - - - - (\$ 5,000.00) Dollars, with interest from the date hereof at the rate of eight per cent (8 %) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of

ninety three and 90/100 - - - - - \$93.90) 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 W. Paul Brannon, 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, lying on the east side of Piedmont Avenue, (now known as Memorial Drive) near the old incorporate limits of the City of Greer and northwest therefrom, and lying near and South from the U. S. Super Highway No. 29, being all of lot No. Three (3) on a plat of property made for Wm. S. Moore by H. S. Brockman, Surveyor, dated April 24, 1944 and having the following courses and distances:

BEGINNING on an iron pin on the eastern edge of Piedmont Avenue, (now known as Memorial Drive) being the southwestern corner of the lot heretofore conveyed, and runs thence S. 66.14 E. 150.5 feet to an iron pin on southwestern corner of lot No. 4; thence with the rear line of lot No. 4 N. 15.00 E. 100 feet to an iron pin, joint corner of lots Nos. 2, 3, 4 and 5; thence with the common line of lots Nos. 2 and 3 N. 67.06 W. 157.9 feet to an iron pin on the eastern edge of Piedmont Avenue (now known as Memorial Drive); thence along the eastern edge of said Avenue S. 10.40 W. 100 feet to the beginning corner.

This is the same property conveyed to me by Wm. S. Moore by Deed dated September 22nd, 1948, recorded in Vol. 360, Page 313 in the R. M. C. Office for Greenville County.