

MORTGAGE OF REAL ESTATE

State of South Carolina } FILED
 COUNTY OF GREENVILLE } GREENVILLE CO. S. C.
 MAR 5 12 13 PM '71
 OLLIE FARNSWORTH
 R. M. C.

To All Whom These Presents May Concern:

We, Ruth E. R. Loftis and William Sylvester Loftis SEND GREETING:

WHEREAS, we the said Ruth E. R. Loftis and William Sylvester Loftis
 in and by our certain promissory note in writing of even date with these Presents, are well
 and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of
 Three Thousand and no/100 - - - - - (\$ 3,000.00) 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

Forty-Nine and 45/100 - - - - - (\$49.45) 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 Ruth E. R. Loftis
 and William Sylvester Loftis, 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, Chick
 Springs Township, near the southern city limits of the Town of Greer and on the
 north side of Tabernacle Street and being more particularly described as follows:
 BEGINNING at an iron pin on the north side of said Tabernacle Street, West corner
 of lot of Mrs. S. E. Gentry on said Street and this lot of land and runs thence in
 a northerly direction 150 feet to another iron pin at back Western corner of said
 Mrs. S. E. Gentry lot; thence in a westernly direction 50 feet to another iron pin
 at back eastern corner of lot of P. C. Crawford; thence in a southernly direction
 150 feet with the back lines of lots of B. C. Crawford and Perry to another iron
 pin on the North side of said Tabernacle Street; thence with the said Tabernacle
 Street in an easternly direction 68 feet to an iron pin, the beginning corner, and
 being a part of and all of the rest, and remainder of same lot of land conveyed to
 Etta C. Coleman by Edgar T. Satterfield by deed dated March 10, 1945, and recorded
 in the R. M. C. Office for Greenville County, Vol. 275, page 291. Being the same
 lot of land conveyed to me by Etta C. Coleman by deed dated November 5, 1946,
 recorded in R. M. C. Office for Greenville County, Vol. 305, page 154.