

State of South Carolina

GREENVILLE CO. S. C.

COUNTY OF GREENVILLE

Nov 4 12 21 PM '71

OLLIE FARNSWORTH
R. M. C.

To All Whom These Presents May Concern:

I, Euzelia J. Beddingfield

SEND GREETING:

WHEREAS, I the said Euzelia J. Beddingfield

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 Twelve Thousand Three Hundred and No/100 - - - - (\$ 12,300.00) 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

One Hundred Seventeen and 37/100 - - - - (\$ 117.37) 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 Euzelia J. Beddingfield

, 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, located about two miles South of Greer at the intersection of Douglas Street and Hill Street and being shown as all of lot number Forty (40) on Plat of J. Waymon Smith made by G. A. Wolfe, surveyor, dated September 22, 1964, which plat is recorded in R. M. C. Office for Greenville County and having the following metes and bounds, to wit: (GGG page 427)

Beginning at an iron pin on the Northern side of Hill Street at the joint corner of lots 40 and 41 and running thence N. 36-39 W., 146 feet to an iron pin; thence still with said street N. 0-07 E., 40 feet on curve to Douglas Street; thence N. 36-53 E., 48 feet with Douglas Street to an iron pin at joint front corner of lots 39 and 40; thence S. 65-20 E., 218.8 feet as the common line of lots 39 and 40 to iron pin on line of lot No. 41; thence S, 53-17 W., 176.5 feet with the line of lot No. 41 to the beginning corner.

This is a part of the same property conveyed to Evelyn H. Brezeale by O. Douglas Smith et al by deed recorded in deed book 747 page 580, Greenville County R. M. C. Office. This is the same property conveyed to me by Evelyn H. Brezeale by deed dated March 7, 1968, and recorded in R. M. C. Office for Greenville County.