

MORTGAGE OF REAL ESTATE

State of South Carolina

GREENVILLE CO. S. C.

COUNTY OF GREENVILLE

DEC 13 3 11 PM '71

OLLIE FARNSWORTH
R.M.C.

To All Whom These Presents May Concern:

We, Benedict F. Goodrich and Naomi Goodrich

SEND GREETING:

WHEREAS, we the said Benedict F. Goodrich and Naomi Goodrich 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 seven thousand and no/100----- (\$ 7,000.00) 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

sixty six and 90/100----- (\$ 66.90) 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 we the said Benedict F. Goodrich and Naomi Goodrich, 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, O'Neal Township, located on the Southern side of road that is known as Gibson-Mosteller Road, near Washington Baptist Church, and having the following metes and bounds, to wit:

Beginning in the center of said road at corner of 9.03 acre tract heretofore conveyed to Brenda Moon, and running thence with the center of said road, S. 78-18 E., 350 feet to corner of property now or formerly of W. P. Gibson; thence S. 11-42 W., 300 feet to an iron pin; thence S. 11-18 E., 598.7 feet to an iron pin, corner of Howard land; thence S. 5-52 W., 236.2 feet to an iron pin; thence N. 76-50 W., 573 feet to corner of 9.03 acre tract sold to Brenda Moon; thence with Moon line N. 10-03 E., 1072 feet to the beginning corner and containing 10.97 acres more or less.

This is a part of and the remainder of the property conveyed to Charlie O. Wolfe, by Benny Eugene Jones, by deed recorded in deed book 899 page 327, Greenville County R. M. C. Office.

This is the same property conveyed to us by Charlie O. Wolfe, Inc. by Deed dated December 9th, 1971 to be recorded in the R. M. C. Office for Greenville County.