

APR 3 12 31 PM '72

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH

R. M. C.

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

We, Herbert Taylor and Marjorie K. Taylor

SEND GREETING:

WHEREAS, we the said Herbert Taylor and Marjorie K. Taylor

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 Fourteen Thousand and No/100 - - - - - (\$ 14,000.00) 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

One Hundred Thirty Three and 80/100 - - - - - (\$ 133.80) 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 Herbert Taylor and Majorie K. Taylor, 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 Chick Springs Township, located in the City of Greer at the Southeast intersection of Hilton Street and Fairview Street and being shown on plat of property made for W. L. Hilton Estate by John A. Simmons, surveyor, dated September 19, 1964, which plat is to be recorded herewith and has the following courses and distances, to wit:

Beginning on the Southern side of Fairview Street at corner of R. G. Turner lot and running thence along the Southern side of Fairview Street, N. 80-17 W., 183.3 feet to the Eastern edge of Hilton Street; thence with the Eastern edge of Hilton Street, S. 7-32 W., 105 feet to the corner of McMurray lot (iron pin set back at 19 feet); thence S. 80-04 E., 93.6 feet along McMurray lot to old iron pin at corner of the Boozer lot; thence S. 79-46 E., 63.1 feet along Boozer lot to old iron pin at corner of U. S. Post Office lot; thence with U. S. Post Office lot S. 82-12 E., 25.1 feet to old pin at corner of R. G. Turner lot; thence with the Turner lot, N. 8-44 E., 105 feet to the beginning corner.

This is the same conveyed to William L. Hilton by deed recorded in deed book 8 page 81, Greenville County R. M. C. Office and received by Clara Mae Johnson, Katherine Hilton, Hobart Lee Hilton and William H. Hilton from the estates of William L. Hilton, Apt 1160 File 1, and Carrie Victoria Hilton, Apt. 1159 File 24 Greenville County Probate Office.

This the same property conveyed to us by Clara Mae Johnson, Katherine Hilton, Hobart Lee Hilton and William H. Hilton by deed dated March , 1972 to be recorded in R. M. C. Office for Greenville County.