

GREENVILLE 00.8.0.
MAY 15 11 45 AM '72

OFFICE OF THE REGISTER OF DEEDS
MORTGAGE OF REAL ESTATE

BOOK 1233 PAGE 310

R. M. C.

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

I, Marion V. Fowler

SEND GREETING:

WHEREAS, I the said Marion V. Fowler

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 Four Thousand Five Hundred and No/100 - - - - - (\$ 4,500.00) 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

Fifty Four and 60/100 - - - - - (\$ 54.60) 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 Marion V. Fowler, 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, O'Neal Township, located about three miles Northwest from Greer, S. C. and being shown as lot numbers 6-B and 6-C on plat of property made by H. S. Brockman, Surveyor, dated July 29, 1971 and being a part of tract No. 76 on plat of the John W. Greer and Frances Jane A. Greer, Estates, made by H. S. Brockman, December 30, 1941 and having the following courses and distances, to wit:

Beginning at old pin at rear of Henry Clark lot shown by deed recorded in deed book 738 page 106 and running thence S. 2-00 W., 339 feet to corner of lot No. 6-A; thence S. 81-15 W., 141.4 feet to a point on the line of lot No. 7 of Greer plat; thence with the line of lot No. 7 and 8, N. 2-20 E., 355.5 feet to the joint corner of lots 8 and 9 on Greer plat; thence along the line of Henry Clark, N. 88-45 E., 139.4 feet to the beginning corner. This is bounded on the north by deed into Henry Clark by deeds recorded in deed book 756 page 568 and 738 page 106, Greenville County R. M. C. Office and being shown on Greenville County block books as lot numbers 537.4 - 1-36 and 537.4-1-31.

This is the same conveyed to Cecil W. McClimon by deed recorded in deed book 917 page 497, description in this deed being corrected by plat for C. W. McClimon by H. S. Brockman, Surveyor, dated July 29, 1971.

This is same property conveyed to me by Cecil W. McClimon by deed dated January 21, 1972 to be recorded in R. M. C. Office for Greenville County.