

JUL 17 12 12 PM '72

ELIZABETH HOKE OF REAL ESTATE
R.M.C.

BOOK 1241 PAGE 286

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

I, Bennie F. Brown

SEND GREETING:

WHEREAS, I the said Bennie F. Brown

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 seven thousand nine hundred and no/100-----(\$ 7,900.00) 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

ninety five and 85/100-----(\$ 95.85) 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 Bennie F. Brown

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, in the City of Greer, situate on the West side of Spring Street, being all of Lots Nos. 12 and 13 on a plat of land made for the Dobson Lumber Company by H. S. Brockman, Surveyor, dated Oct. 28, 1944, and having the following courses and distances; (Plat book K page 299)

BEGINNING on a stake on the West side of Spring Street, the common corner with Lot No. 11, and runs thence with the line of Lot No. 11 N. 60 W. 150.2 feet to a stake, common corner of lots 4, 5, 11 and 12; thence with the back line of Lot No. 4 and 5, 100 feet S. 8.32 W. to a stake, corner of Lot No. 14; thence with the line of Lot No. 14 S. 80 E., 146.4 feet to a stake on the West side of Spring Street, thence with the West side of said Street N. 10.08 E. 100 feet to the beginning corner. See the above mentioned plat on record in the R. M. C. Office for Greenville County for a more particular description of said lots.

This is the same property as conveyed to Battease Hoke by deed of R. W. Bridwell, dated November 15, 1945, and recorded in the R. M. C. Office for Greenville County in Deed Book 283, at page 364.

For a perfect description of above lots, see record of said plat in plat Book K, at page 299, in the R. M. C. Office.

This is the same property conveyed to me by deed of Battease Hoke dated August 11, 1956 and recorded in Book 594 at page 191.