

MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.  
JUL 23 2 26 PM '72  
DORRIS S. TAYLOR  
R.M.C.

To All Whom These Presents May Concern:

We, Melvin C. Dewey and Germaine Dewey

SEND GREETING:

WHEREAS, we the said Melvin C. Dewey and Germaine Dewey 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 Forty Thousand and No/100 (\$ 40,000.00 ) 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 Three Hundred Thirty Four and 54/100

(\$ 334.54 ) 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 Melvin C. Dewey and Germaine Dewey, 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 mortgagors 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, about eight (8) miles north of Greer and four (4) miles south of Cowansville on the north-west side of S. C. Highway No. 14, containing 22 acres, more or less, and being a portion of that property as shown and designated on a survey for Harold Smith dated January 28, 1972, by W. N. Willis Engineers and recorded in Plat Book 533 at pages 510-512, R. M. C. Office for Greenville County, and having the following metes and bounds, to wit:

BEGINNING at an iron pin at the intersection of S. C. Highway N. 14 and a fifty foot road and running thence with said fifty foot road N. 61-00 W. 830 feet to an iron pin; thence N. 35-00 E. 1036 feet to an iron pin; thence S. 56-40 E. 835 feet to an old iron pin; thence S. 4-00 W. 396 feet to a nail and cap on right of way of S. C. Highway N. 14; thence along and with S. C. Highway No. 14 S. 51-15 W. 200 feet, S. 58-30 W. 200 feet, S. 55-20 W. 200 feet, and S. 55-20 W. 68.7 feet to the point of beginning.

This being a portion of that property conveyed to G. Harold Smith and Charlie O. Wolfe, Inc. in Deed Books 935 at page 351 and 932 at page 519, R. M. C. Office for Greenville County.

This is the same property conveyed to us by G. Harold Smith and Charlie O. Wolfe, Inc. by deed dated July 14, 1972 and recorded in Book 49, page 327, Greenville County R. M. C. Office.