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MORTGAGE OF REAL ESTATE

BOOK 1272 PAGE 846

State of South Carolina
COUNTY OF GREENVILLE

1967
DONALD S. TANKERSLEY
R.M.C.

To All Whom These Presents May Concern:

I, Mae Charles Hill Brooks (same as Mae Charles Hill) SEND GREETING:

WHEREAS, I the said Mae Charles Hill Brooks (same as Mae Charles Hill) 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 Two Thousand One Hundred and No/100 - (\$ 2,100.00) 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 Twenty Nine and 69/100 - (\$ 29.69) 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 Mae Charles Hill Brooks (same as Mae Charles Hill), 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, in the City of Greer, on the West side of Spring Street, being known and designated as Part of Lot No. 15 on a plat of property prepared for C. W. McClimon by R. E. Jordan, Surveyor, dated November 1966, recorded in Plat Book GGG at page 481, and having according to said plat the following metes and bounds:

BEGINNING 6th an iron pin on the West side of Spring Street and running thence N. 80-05 W. 141.4 feet to an iron pin; thence S. 8-27 W. 69.4 feet; thence S. 86-27 E. 140.3 feet to an iron pin on the West side of Spring Street; thence therewith, N. 10-08 E. 54 feet to the point of beginning.

The above described property being the greater portion of the property conveyed to C. W. McClimon by deed recorded in Vol 695 at page 117.

This is the same property conveyed to me by C. W. McClimon by deed dated January 27th, 1967 to be recorded in the R. M. C. Office for Greenville County.