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MORTGAGE OF REAL ESTATE

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State of South Carolina } FILED
GREENVILLE CO. S. C. }
COUNTY OF GREENVILLE } FEB 24 1962 PM 113
DONNIE S. LAWRENCE
R.H.C.

To All Whom These Presents May Concern:

We, B. L. Durham and Isabell T. Durham

SEND GREETING:

WHEREAS, we the said B. L. Durham and Isabell T. Durham

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 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 Forty Two and 59/100 - -

- - - - - (\$ 42.59) 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 B. L. Durham and Isabell T. Durham, 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 Greenville, Chick Springs Township, situated near the Buncombe Road (now State Highway No. 415) between Greer and Locust Hill, about 3 miles northwestward from the City of Greer, containing 3.9 acres more or less, having the following courses and distances to wit:

BEGINNING on an iron pin on the south side of Lick Creek, corner of Henry W. Taylor Estate and Reynolds Land, and running thence with the line of the Taylor Estate, N. 11.00 E. 241 feet to an iron pin on or in gully; thence with Taylor line, N. 33.15 E. 656 feet to an iron pin on line; thence N. 71.30 W. 250 feet to an iron pin; thence S. 27.10 W. 407 feet to an iron pin on west side of small branch and west of spring; thence . 16.20 W. 225.6 feet to an iron pin on west side of branch; thence S. 12.30 W. 332.5 feet to an iron pin on Reynolds' line; thence with same, N. 75.30 E. 157 feet to the beginning corner.

This is the same property conveyed to D. B. Brown from C. B. Duncan said deed recorded in the R. M. C. Office for Greenville County, Deed Book 507, at page 12.

This is the same property conveyed to us by D. B. Brown, by deed dated June 27th 1962, to be recorded.