

MORTGAGE OF REAL ESTATE
 FILED
 GREENVILLE CO. S. C.
 State of South Carolina
 COUNTY OF GREENVILLE
 1973
 1 03 PM '73
 CONNIE S. TANKERSLEY
 R.S.C.

To All Whom These Presents May Concern:

I, Ruby W. Painter

SEND GREETING:

WHEREAS, I the said Ruby W. Painter

in and by my certain promissory note in writing of even date with these Presents, an well and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of Four Thousand Three Hundred and No/ 100 - (\$ 4,300.00) 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 Sixty Seven and 03/-100 .

(\$ 67.03) 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 Ruby W. Painter, 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, about 1/2 mile south of the City of Greer on the east side of the New Pelham Road (old location), being known and designated as Lots Nos. 7 and 8 of a Subdivision of the property of E. C. Bailey as shown on plat thereof prepared by H. S. Brockman April 30, 1942, and having, according to said plat, the following metes and bounds, to-wit: BEGINNING at a point in the center of the New Pelham Road (old location), the joint front corner of Lots Nos. 6 and 7, and running thence with the center of said road, S. 10-45 E. 200 feet to a point in the center of said road, the joint front corner of Lots Nos. 8 and 9; thence with the joint line of said lots, N. 79-00 E. 493.3 feet to an iron pin on the line of property belonging to Mrs. Russel DeShields, the joint rear corner of Lots Nos. 8 and 9; thence with the DeShields line, N. 1-30 E. 180 feet to a stone at the joint rear corner of Lots Nos. 6 and 7; thence along the joint line of said lots, S. 81-35 W. 532.2 feet to a point in the center of said Pelham Road, the beginning corner; being two of the lots conveyed to Martha Phillips by Ralph J. Phillips by his deed dated May 5, 1952 and recorded in the R. M. C. Office for Greenville County in Deed Vol. 455 at page 482. Conveyed to T. W. Stokes and Earline Stokes by deed recorded in deed book 596 page 163. The above described property is shown on the Township Block Book at Sheet G2, Block 2, Lots 7 and 8.

ALSO: All that certain piece, parcel or lot of land situate, lying and being in the State and County aforesaid, Chick Springs Township, about one mile south of Greer, S. C. and being a small part of the tract of land conveyed to R. A. and I. B. Dobson by deed from E. C. Bailey, and being a part of the strip of land lying between the old location and the new location of the New Pelham Road (now known as Poplar Drive Extension) and being that part which is immediately in front of Lots Nos. 7 and 8 as shown on Plat of Property of E. C. Bailey made by H. S. Brockman, Surveyor, April 30th, 1942 and having the following courses and distances, to-wit: BEGINNING on a stake in the center of the old road, joint corner of Lots Nos. 6 and 7 as shown on the Bailey Plat, and runs thence with the center of the said old road, S. 10-45 E. 200 feet to a stake in the center of the said old road, joint corner of Lots Nos. 8 and 9 as shown on the Bailey Plat, thence as a continuation of the common line of Lots Nos. 8 and 9, S. 79-00 W. 60.8 feet to a