

MORTGAGE OF REAL ESTATE

State of South Carolina  
COUNTY OF GREENVILLE  
DONNE T. WILKINS  
R.H.C.

CITIZENS B. & L. ASSOCIATION  
P. O. BOX 388, 117 TRADE ST.  
GREER, S. C. 29651

To All Whom These Presents May Concern:

We, Dan W. Wilson and William S. Benson

SEND GREETING:

WHEREAS, we the said Dan W. Wilson and William S. Benson 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 Four Thousand Five Hundred & No/100 - - - - - (\$ 4,500.00 ) Dollars, with interest from the date hereof at the rate of Seventeen per cent ( 17 %) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of

Seventy Eight & 21/100 - - - - - (\$ 78.21 ) 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 Dan W. Wilson and William S. Benson, 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, located in the City of Greer on the North side of Davis St., (formerly Tabernacle St.) and being described as follows:

BEGINNING at an iron pin on the North side of Davis Street, west corner of lot formerly of Mrs. S. E. Gentry on said street and this lot of land and runs thence in a northerly direction 150 feet to another iron pin at back corner of Gentry lot; thence in a westerly direction 50 feet to an iron pin at back eastern corner of lot now or formerly of B. C. Crawford; thence in a southerly direction along Crawford and Maggie L. Hughes lot, 150 feet more or less to the northern side of Davis St.; thence along the northern side of Davis St., in a easterly direction 68 feet more or less to the beginning corner.

This is the same received by William Sylvester Loftis from the estate of Homer S. Loftis, who died testate Nov. 26, 1961, Apt. 788, File 9, Greenville County Probate Office, willed the William Sylvester Loftis the remainder after life estate of Ruth E. R. Loftis; the said Ruth E. R. Loftis died 1-10-79.

This is the same conveyed to us by William Sylvester Loftis by deed dated April 2, 1982, to be recorded herewith.

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STATE OF SOUTH CAROLINA  
DOCUMENTARY TAX COMMISSION  
APR 1982  
TAX \$ 01.80

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