

MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

MAY 14 11 43 AM 1962

OLLIE FANNING WORTH
R.M.C.

To All Whom These Presents May Concern:

I, Frankie B. Goley

SEND GREETING

WHEREAS, I the said Frankie B. Goley

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 Eleven thousand and no/100 - - - - - (\$ 11,000.00) Dollars, with interest from the date hereof at the rate of seven per cent (7 %) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of

One hundred nineteen and 13/100 - - - - - (\$ 119.13) 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 Frankie B. Goley, 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, Greer School District, and in the City limits of Greer, on the southeast side of South Main Street of said City, and having the following courses and distances, metes and bounds:

BEGINNING at the southwestern corner of the office lot of Dr. James L. Hughes, on the inner line of sidewalk of South Main Street, iron pin and runs thence with said street S. 39-10 W. 20 feet to iron pin; thence a new line, S. 50-58 E. approximately 59 feet to iron pin, concerning with now or formerly of Margaret M. Green; thence N. 40-55 E. 20 feet to pin on property of Dr. James L. Hughes; thence approximately N. 50-19 W. 60 feet to the beginning corner. Bounded northeast by office lot of Dr. James L. Hughes; Southeast by a strip and an alley way separating this lot from other property of Dr. J. B. Lancaster, known as the Wardlaw Smith lot; southwest by lot of M. M. Green and Northwest by South Main Street.

Being the same property conveyed to Dr. J. B. Lancaster by Dr. James L. Hughes by deed dated March 9, 1961 and of record in the R. M. C. Office for Greenville County in Deed Book 428 at Page 194.