

MORTGAGE OF REAL ESTATE C.

State of South Carolina

COUNTY OF GREENVILLE

DEC 5 12 04 PM 1955

CITIZENS BUILDING AND LOAN ASSOCIATION

BOOK 1046 PAGE 19

To All Whom These Presents May Concern:

I, Sylvia G. Giles

SEND GREETING:

WHEREAS, I the said Sylvia G. Giles

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 Eight thousand five hundred and no/100 - (\$ 8,500.00) 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

Seventy six and 41/100 - (\$ 76.41) 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 Sylvia G. Giles, 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, on the southwestern side of Carolina Avenue in the City of Greer, designated as Lot No. 20 of Development No. 2, Victor Monaghan Co. of J. P. Stevens & Co., Inc. Greer Plant, according to survey and plat thereof by Dalton and Neves, Engineers, dated April, 1947, recorded in Plat Book "P", page 119, R. M. C. Office for Greenville County, and having the following courses and distances, to wit:

BEGINNING at a point on the southwestern side of Carolina Avenue, corner of lots No. 20 and 21, and running thence S. 35.21 W. 170 feet to a point on a 10 foot alley; thence along said alley, N. 54.39 W. 105 feet to a point, corner of Lot No. 19; thence along line of same, N. 35.21 E. 170 feet to a point on southwestern side of Carolina Avenue; thence along said avenue. S. 54.39 E. 105 feet to the beginning corner.

This is the same property conveyed to Thereon H. Giles by deed of Charles W. Stoddard, recorded in Deed Book 389, page 443, R. M. C. Office for Greenville County., also conveyed to Sylvia G. Giles by deed dated March 19, 1954 and recorded in Book 474 page 415 R. M. C. Office for Greenville County.

SATISFIED AND CANCELLED OF RECORD

21st DAY OF Nov. 1979

Bernie S. Tankersley R. M. C. FOR GREENVILLE COUNTY, S. C. AT 8:44 O'CLOCK A. M. NO. 17670

FOR SATISFACTION TO THIS MORTGAGE SEE SATISFACTION BOOK 67 PAGE 165