

MORTGAGE OF REAL ESTATE

GREENVILLE, CO. S. C.

BOOK 1372 PAGE 847

State of South Carolina

JUL 15 1 40 PM '76

COUNTY OF GREENVILLE

DONNIE S. TANKERSLEY
R.M.C.

To All Whom These Presents May Concern:

I, Thomas H. Stroud

SEND GREETING:

WHEREAS, I the said Thomas H. Stroud

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 Three Thousand Eight Hundred and no/100 - - - - - (\$3,800.00) Dollars, with interest from the date hereof at the rate of eight 1/2 per cent (8-1/2%) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of Sixty and 19/100 - - - - -

- - - - - (\$60.19) 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 Thomas H. Stroud, 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 East side of Laurel Road, near the limits of the City of Greer and Northwest therefrom, designated as Lot No. 38 of Burgiss Hills according to survey and plat thereof by Piedmont Engineering Service, dated January 21, 1951, and recorded in Plat Book Y, pages 96 and 97, R. M. C. Office For Greenville County, and having the following courses and distances, to wit:

BEGINNING at the joint corner of Lots Nos. 38 and 39 on the East side of Laurel Road, and running thence with said road, N. 7.25 E., 80 feet to corner of Lot No. 37; thence along the line of Lot No. 37, S. 82.35 E. 177.9 feet to an iron pin; thence S. 5.50 W., 25.4 feet to iron pin; thence S. 7.25 W., 55.6 feet to rear corner of Lot No. 39; thence along the line of Lot No. 39, N. 82.35 W., 180 feet to the beginning corner.

This is the same Lot conveyed to Francis DeWitt Benson by deed of Burgiss Hills, Inc., recorded in Deed Book 464, page 86, R. M. C. Office for Greenville County.

This is the same property conveyed to me by Francis DeWitt Benson by deed dated December 12, 1952, recorded in Deed Book 475, page 157, Greenville County R. M. C. Office.



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