

MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF GREENVILLE

FILED GREENVILLE CO. S. C. 3 09 PM '52

BOOK 1449 PAGE 528

To All Whom These Presents May Concern:

I, James T. Polson

SEND GREETING:

WHEREAS, I the said James T. Polson

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 Twelve Thousand and No/100 - - - - - (\$ 12,000.00) Dollars, with interest from the date hereof at the rate of nine per cent (9 %) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of Two Hundred Sixteen and 31/100 - -

- - - - - (\$ 216.31) 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 James T. Polson, 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, situated on the North side of Wood Avenue, on the East side of Morrow Street and the West side of Jackson Street in the City of Greer, Chick Springs Township, designated as Lot No. 7 of the Property of Lyda Morrow Hempley according to survey and plat thereof by H. S. Brockman, Surveyor, dated June 6, 1929, and being particularly designated and shown as the Property of James Theron Polson according to survey and plat thereof by H. S. Brockman, Registered Surveyor, dated April 23, 1952, recorded in Plat Book "T", page 424, R. M. C. Office for Greenville County, and having a frontage of 194.7 feet on Wood Avenue, a depth of 120 feet along Jackson Street, a rear line of 209.1 feet, a depth of 59 feet along Morrow Street, and 23.87 feet along the curving intersection of Morrow Street and Wood Avenue.

This was received by the within mortgagor by deed of Obena Polson, recorded April 16, 1952 and from the estate of Obena S. Polson, Apt. 1172 Apt. 19 Greenville County Probate Office.

GCTO -----3 NO 7 78 1455

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