

MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF Greenville

To All Whom These Presents May Concern:

I, Gaynell Vinson Cowart

SEND GREETING:

WHEREAS, I the said Gaynell Vinson Cowart

in and by my certain promissory note in writing of even date with these Presents, well and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of Seventeen Hundred ---- & 00/100---- (\$ 1700.00) 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 Twenty-seven & 20/100---- (\$ 27.20) 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

Gaynell Vinson Cowart

, in consideration of the said debt and sums of money aforesaid, and for the better securing the payment thereof to the said CITIZENS BUILDING & 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, Grove Township, One lot lying and situated in Rehobeth School District, County and State aforesaid, adjacent to Highway No. 29, and being bounded by lands of J. H. Cowart, Robert McJunkin, a dirt road and possibly others:

" Beginning at a point in the center of dirt road, joint corner of R. H. McJunkin and J. H. Cowart, thence down said dirt road 53 feet to a stake, thence in an Eastern direction toward the Piedmont and Northern Railway 164 feet to a stake, thence in a Northeast direction 53 feet to a point in or on line of Robert McJunkin and J. H. Cowart to a stake (new corner), thence along line of Robert McJunkin 148 feet - 6 inches to the point of beginning.

This piece of land, parcel or part of land conveyed to J. H. Cowart by deed by Mell G. Guest, May 3, 1948, and conveyed to me by deed dated March 24, 1949, from J. H. Cowart, said deed to be recorded.

Witness
N. D. Medlock

Paid 2-9-51
Citizens B. & L. Association
Greer, S. C.
B. A. Bennett Pres
By: W. B. McQuitty
Asst. Secy.

RECORDED AND INDEXED IN BOOKS
12 57
Ellis Furnessworth
D 3403