

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

We, Preston C. Golden & Clara J. Golden SEND GREETING:

WHEREAS, we the said Preston C. Golden and Clara J. Golden
 in and by our certain promissory note in writing of even date with these Presents, are well
 and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of
 Four Thousand----- (\$ 4,000.00) 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

Sixty-four----- (\$ 64.00) 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 we the said Preston Golden
 and Clara J. Golden, 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 us 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 con-
 structed thereon, situate, lying and being in the State of South Carolina, County of Greenville,

Lots Nos 22 and 23, of Mayfair Estates, as shown on a Plat thereof
 recorded in R. M. C. Office for Greenville County, S. C. in Plat Book
 "9", pages 72 and 73. For a more particular description reference is
 hereby made to said Plat.

This is the same tract, piece and lots of land conveyed to us by the
 Carolina Land and Construction Company by Deed dated May 1st, 1948, and
 recorded in office of R.M.C. Greenville County in Deed Book 392, page 150.

TOGETHER WITH all and singular the Rights, Members, Hereditaments and Appurtenances to the said
 premises belonging or in any wise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the said premises before mentioned unto the said CITIZENS
 BUILDING AND LOAN ASSOCIATION, its successors and assigns, forever.

And we do hereby bind ourselves and our
 Heirs, Executors, and Administrators to warrant and forever defend all and singular the said Premises unto the said
 CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., its successors and assigns, from and against
 us and our Heirs, Executors, Administrators and assigns, and every person whomsoever lawfully
 claiming the same, or any part thereof.

AND we do hereby agree to insure the house and buildings on said lot in a sum not less
 than Four Thousand----- Dollars fire insurance, and not less than
 Four Thousand----- Dollars windstorm insurance, in
 a Company or Companies acceptable to the Mortgagee, and to keep the same insured from loss or damage by fire
 and/or windstorm, and do hereby assign the policy or policies of insurance to the said Mortgagee, its successors and
 assigns, to the extent of its interest therein; and in the event we should at any time fail to insure
 said premises, or pay the premiums therein, then the said Mortgagee, its successors or assigns, may cause the said
 houses and buildings to be insured in the owner's name(s), and reimburse itself for the premiums and expense of
 such insurance under this mortgage, with interest thereon.