

MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF Greenville

To All Whom These Presents May Concern:

I, **W. R. Julian**

SEND GREETING:

WHEREAS, I the said **W. R. Julian**

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 **two thousand and no/100** ----- (\$ **2,000.00**) 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

Thirty two and no/100 ----- (\$ **32.00**) 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 I the said **W. R. Julian**, 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**, **Chick Springs** Township, on the **East** side of **hard-surfaced road**, sometimes referred to as **St. Mark Road**, being shown as **Lots 7 and 8** on plat of property of **Eugene A. McConnell**, made by **H. L. Dunahoo**, Surveyor, November 18, 1946, recorded in R.M.C. Office for **Greenville County, S. C. in Plat Book "Q"**, page 95, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the **East** side of **St. Mark Road** at joint front corner of **Lots 6 and 7**, and running thence along the line of **Lot 6 N. 64-53 E. 175 feet** to iron pin; thence **N. 22-00 W. 100 feet** to iron pin; thence with the line of **Lot 9, S. 64-53 W. 175 feet** to iron pin on **East** side of **St. Mark Road**; thence with the **East** side of said **Road S. 22-00 E. 100 feet** to the beginning corner.

This is a portion of that property conveyed to **Mrs. J. H. Alewine, G. W. Alewine and Ansel Alewine**, partners trading as **Taylor's Lumber Company**, by **Eugene A. McConnell** by Deed dated **Dec. 4, 1946**, recorded in R.M.C. Office for **Greenville County, S. C. in Deed Book 307, page 233**.

This is the same land conveyed to me by Deed dated **June 25th, 1948**, from **Mrs. J. H. Alewine, G. W. Alewine, and Ansel Alewine**, partners trading as **Taylor's Lumber Company**, and recorded in R.M.C. Office for **Greenville County in Vol 365, Page 39**.