

MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF Greenville

To All Whom These Presents May Concern:

I, James F. Rollins

SEND GREETING:

WHEREAS, I the said James F. Rollins

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 Fifteen hundred and no/100 (\$ 1,500.00) 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 four and no/100 (\$ 24.00) 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

James F. Rollins, 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

Oneal Township, about one mile northwest from O'Neal, lying on the west side of the Pennington Road, being bounded north by a community road and other lands of Mrs. Ida May F. Rollins, on the east side by the said Pennington Road, on the south by other lands of Mrs. Ida May F. Rollins and on the west by lands of Lloyd Poole, and being a part of the same land that was conveyed to Mrs. Ida May F. Rollins by deed from E. Imman, Master in Equity for Greenville County December 31st 1930 and recorded in the office of the R.M.C. for Greenville County in Deed Book 140 at page 244, and having the following courses and distances, to wit:-

Beginning at a point in the center of the community road and on the western edge of the said Pennington Road, and runs thence with the Community road N. & 9-21 W. 100 feet to a bend; thence S. 86-24 W. 400 feet to a bend; thence N. 32-06 W. 300 feet to a bend; thence S. 85-06 W. 95 feet to a point in the center of the said road and on original western line of Mrs Ida May F. Rollins(the same point being the joint corner of lands of Lloyd Poole and Marshall Mason); thence with the Lloyd Poole line S. 45-00 W. 200 feet to an iron pin on the said line; thence a new line S 66-35 E. 965 feet to a point in the center of the Pennington Road (iron pin on the western bank at 14 feet); thence with the center of the said Pennington Road N. 15-54 E. 543 feet to the beginning corner, and containing Seven and One Half (7.50) Acres, more or less.

Handwritten notes and signatures at the bottom of the page, including "Paid Oct 21, 1957", "Citizens B & L Association", "W.A. Mallock", and other illegible signatures and dates.