

MORTGAGE OF REAL ESTATE

State of South Carolina }
COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

I, Tom Childress

SEND GREETING:

WHEREAS, I the said Tom Childress
in and by my certain promissory note in writing of even date with these Presents, as well
and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of
Forty five hundred and no/100 - - - - - (\$ 4,500.00) 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

Seventy two and no/100 - - - - - (\$ 72.00) 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
Tom Childress, 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 con-
structed thereon, situate, lying and being in the State of South Carolina, County of **Greenville, Bates**
Township, on the south side of the Pickens road, near the Geer Highway, adjoined
by land of C. B. Bates on the East, E. S. Guest on the South and H. A. Batson on
the North, being shown on a plat of survey made April 4, 1951 as having the
following metes and bounds, courses and distances, to-wit:

Beginning on an iron pin on the Pickens road at the NW corner of land of C. B. Bates
and running S. 49 E 375 feet to an iron pin; thence S 51 W 160 feet to an iron pin;
thence N 49 W 375 feet to an iron pin; thence N 51 E 160 feet to the beginning
corner and containing 1.38 acres.

This is the same tract of land conveyed to me from E. S. Guest by DEED dated
April 5th, 1951 and recorded in R.M.C. Office for Greenville County in Book 433
page 328.

Witness
N.A. McSwain
Paid - 7-31-54.
Citizen B & L Association
Greer, S.C. - W.A. Mullock, Secy - Treas.

28 October 54
Ellie Farnsworth
10:27 a. 24712 -